

ORDINANCE NO. 28,146

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~.

AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows: COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; Thence S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; Thence continuing S89°59'23"W along said South line a distance of 961.54 feet; Thence N00°03'04"W a distance of 754.91 feet; Thence S89°56'56"W a distance of 55.00 feet; Thence N00°03'04"W a distance of 200.00 feet; Thence N89°56'56"E a distance of 20.00 feet; Thence N00°03'04"W a distance of 1,703.49 feet; Thence S89°59'26"E a distance of 14.62 feet; Thence N00°03'14"E a distance of 98.08 feet; Thence N04°31'01"E a distance of 501.89 feet; Thence N20°56'10"E a distance of 50.89 feet; Thence S89°56'14"E a distance of 1,495.12 feet; Thence N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; Thence 39.06 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 38.37 feet which bears N18°48'35"W to a point of reverse curvature; Thence 159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; Thence N17°03'11"W a distance of 35.36 feet; Thence S62°03'11"E a distance of 130.00 feet; Thence S00°09'35"E a distance of 1,544.48 feet; Thence S00°10'23"E a distance of 1,328.95 feet; Thence S89°59'56"W a distance of 658.46 feet; Thence S00°10'25"E a distance of 1,328.97 feet to the POINT OF BEGINNING.

SECTION 2. (EMERGENCY) ~~WHEREAS~~ it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 1ST day of SEPTEMBER, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 2026.

ATTEST:

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. K
9/29/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2140), rezoning 9601 West Britton Road from AA Agricultural, R-1 Single-Family Residential, and PUD-731 Planned Unit Development Districts to PUD-2140 Planned Unit Development District. Ward 1.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Kendall W. Dillon, PE, Crafton Tull and Associates
David M. Box, Box Law Group, PLLC
Premium Land, LLC

Purpose:

The purpose of this application is to allow single-family residential development on minimum 4,400 square foot lots (Tract 1), townhomes (Tract 2), and multi-family residential (Tract 3).

Background:

On August 13, 2026, the Planning Commission approved CPA-26-00007, an amendment to the comprehensive plan, removing the 'Employment' Land Use Typology Layer from the application site and an additional 10.2 acres, for a total of 116.21 acres.

On August 13, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

Amended Technical Evaluation:

1. Modify Access to specify that at least one public street will provide a connection between NW Expressway and Britton Road, accessible by all tracts.
2. A minimum of one street stub will be provided to the land abutting the southeast boundary of the PUD.
3. A minimum of 50% of the lots within Tract 1 shall be a minimum of 5,500 square feet.
4. Remove the last sentence from Section 9.17. "A minimum of 50% open space shall be provided."
5. Delete EIFS as an allowed building material in all tracts.

Protests:

None

Previous Action:

The Ordinance was introduced September 1, 2026 and set for final hearing September 29, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Flint & Vale

Name of Development or Applicant 9601 W Britton Rd

located between Britton Road & NW Expressway E. of JKT

Address / Location of Property (Provide County name & parcel no. if unknown)

Staff Use Only 2140

Case No.: PUD

File Date: 4-9-26

Ward No.: 1

Nbhd. Assoc.: ----

School District: Yukon

Extg Zoning: AA, R-1 PUD-731

Overlay:

105.93±

ReZoning Area (Acres or Square Feet)

Rezone from (AA) Agricultural District, to PUD with Single-Family, Townhomes, & Multi-Family Residential Use

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☒ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☒ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☒ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☒ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☒ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☒ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☒ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☒ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☒ 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Premium Land, LLC.- Taber LeBlanc

Name

PO BOX 6718

Mailing Address

Edmond, OK 73083

City, State, Zip Code

(405) 397-3855

Phone

Zach@premiumlandok.com

Email

Signature of Applicant

Kendall W. Dillon, PE, Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

(405) 787-6270

Phone

Kendall.Dillon@craftontull.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

State Of Oklahoma
Canadian County
Documentary Stamps
\$4812.75



Doc#: R 2026 1578
Bk&Pg: RB 6153 528-532
Filed: 01-21-2026 TMH
09:49:51 AM WD
Canadian County, OK 5E

WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2507008
First American Title Insurance Company

Know All Men by These Presents:

THAT, RAF Commercial Real Estate LLC, an Oklahoma Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Premium Land, LLC party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 33131

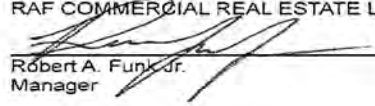
Grantee's Mailing Address: PO Box 6718, Edmond, OK 73083

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 15th day of January, 2026.

RAF COMMERCIAL REAL ESTATE LLC


Robert A. Funk Jr.
Manager

2507008
Doc Stamps: \$4,812.75
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of January, 2026, personally appeared, Robert A. Funk Jr., to me known to be the identical person who subscribed

the name of the maker thereof to the foregoing instrument as Its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Mindy Lumaus
Commission Expires: 11/27/29



RETURN TO:
Oklahoma City Abstract & Title Co.
305 W Memorial, Suite A-1
Oklahoma City, OK 73114

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land in the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said SW/4 (SW corner being a 3/8" iron pin); Thence North 89° 59'30" East on the South line of said SW/4, a distance of 1113.80 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike and the true point or place of beginning; thence North 00°02'50" West on the East right-of-way line of the John Kilpatrick Turnpike, a distance of 755.08 feet to a point; Thence South 89° 57'10" West on the East right-of-way of the John Kilpatrick Turnpike, a distance of 55.00 feet to a point; Thence North 00°02'50" West on the East right-of-way of the John Kilpatrick Turnpike, a distance of 200.00 feet to a point, Thence North 89°57'10" East on the East right-of-way line of the John Kilpatrick Turnpike, a distance of 20.00 feet to a point; Thence North 00°02'50" West on the East right-of-way line of the John Kilpatrick Turnpike, a distance of 1703.49 feet to a point on the North line of said SW/4, Thence South 89°59'12" East (FIELD) (South 89°59'09" East-DEED) on the North line of said SW/4, a distance of 1649.33 feet to the Northeast corner of said SW/4; Thence South 00°10'09" East on the East line of said SW/4, a distance of 1328.95 feet to a point; Thence North 89°59'50" West, a distance of 658.46 feet to a point; Thence South 00°10'11" East, a distance of 1329.08 feet to a point on the South line of said SW/4; Thence South 89°59'30" West, a distance of 961.54 feet(FIELD) (981.54 feet-DEED) to the Point or Place of Beginning.

AS SURVEYED LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTEEN NORTH (T13N), RANGE FIVE WEST (R5W) OF THE INDIAN MERIDIAN (I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE N89°59'23"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1013.80 FEET TO THE POINT OF BEGINNING; THENCE N00°03'04"W, A DISTANCE OF 754.91 FEET; THENCE S89°56'56"W, A DISTANCE OF 55.00 FEET; THENCE N00°03'04"W, A DISTANCE OF 200.00 FEET; THENCE N89°56'56"E, A DISTANCE OF 20.00 FEET; THENCE N00°03'04"W, A DISTANCE OF 1703.49 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S89°59'26"E, ALONG SAID NORTH LINE, A DISTANCE OF 1649.33 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S00°10'23"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.95 FEET; THENCE S89°59'56"W, A DISTANCE OF 658.46 FEET; THENCE S00°10'25"E, A DISTANCE OF 1328.97 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S89°59'23"W, ALONG SAID SOUTH LINE, A DISTANCE OF 961.54 FEET TO THE POINT OF BEGINNING.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

OAG 2024-2 — NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

State of Oklahoma

1998

SS.

County of Oklahoma

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Taber LeBlanc (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Premium Land, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

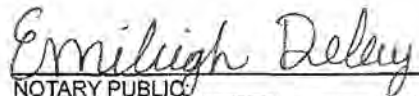


Taber LeBlanc

1-15-26

Date

The foregoing instrument was subscribed and sworn to before me this 15 day of Jan, 2026, by Taber LeBlanc.



NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



State Of Oklahoma
Canadian County
Documentary Stamps
\$1543.50



Doc#: R 2026 1577
Bk&Pg: RB 6153 523-527
Filed: 01-21-2026 TMH
09:42:45 AM WD
Canadian County, OK 5E

WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2507006
First American Title Insurance Company

Know All Men by These Presents:

THAT, Grunerwald Ranch LLC, an Oklahoma Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Premium Land, LLC party of the second part, the following described real property and premises situate in Canadian County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 139259

Grantee's Mailing Address: PO Box 6718, Edmond, OK 73083

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 15th day of January, 2026.

GRUNERWALD RANCH LLC


Robert A. Funk Jr.
Manager

2507006
Doc Stamps: \$ 1,543.50
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of January, 2026, personally appeared, Robert A. Funk Jr., to me known to be the identical person who subscribed

the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Mindy Lummus
Commission Expires: 11/27/29



RETURN TO:
Oklahoma City Abstract & Title Co.
305 W Memorial, Suite A-1
Oklahoma City, OK 73114

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being described as follows: Commencing at the Northwest corner of said Northwest Quarter (NW/4); thence South 89°56'46" East along the North line of said Northwest Quarter (NW/4) a distance of 533.96 feet to the point on the Southerly right-of-way line of State Highway No. 3; thence South 62°04'05" East along said Southerly right-of-way, a distance of 1364.89 feet, to the Point of Beginning; thence continuing along said Southerly right-of-way line the following five courses:

- 1) South 62°04'05" East a distance of 398.16 feet;
- 2) South 27°55'55" West a distance of 60.00 feet;
- 3) South 62°04'05" East a distance of 450.00 feet;
- 4) North 27°55'55" East a distance of 60.00 feet;
- 5) South 62°04'05" East a distance of 166.31 feet to a point on the East line of said Northwest Quarter (NW/4); Thence South 00°10'03" East along the East line, a distance of 1544.48 feet to the Southeast corner of said Northwest Quarter (NW/4); thence North 89°59'12" West along the South line of said Northwest Quarter (NW/4), a distance of 1634.16 feet; thence North 00°02'50" East a distance of 96.52 feet; thence North 04°31'36" East a distance of 501.59 feet; thence North 20°45'34" East a distance of 427.91 feet; thence North 27°55'55" East a distance of 1157.45 feet, to the Point of Beginning.

AS SURVEYED LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTEEN NORTH (T13N), RANGE FIVE WEST (R5W) OF THE INDIAN MERIDIAN (I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW/4; THENCE S00°09'35"E, ALONG THE EAST LINE OF SAID NW/4, A DISTANCE OF 1112.65 FEET TO THE POINT OF BEGINNING, SAME BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF NW EXPRESSWAY; THENCE S00°09'35"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1544.48 FEET TO THE SOUTHEAST CORNER OF SAID NW/4; THENCE N89°56'14"W, ALONG THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 1634.71 FEET TO THE EAST RIGHT OF WAY LINE OF JOHN KILPATRICK TURNPIKE; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: N00°03'14"E, A DISTANCE OF 96.56 FEET; N04°31'01"E, A DISTANCE OF 501.89 FEET; N20°56'10"E, A DISTANCE OF 50.89 FEET; THENCE S89°56'14"E, A DISTANCE OF 1495.12 FEET; THENCE N00°09'35"W, A DISTANCE OF 739.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 37°18'00", AND A CHORD BEARING AND DISTANCE OF N18°48'35"W, 38.37 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.05 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 65°24'24", AND A CHORD BEARING AND DISTANCE OF N04°45'23"W, 151.28 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 159.82 FEET; THENCE N17°03'11"W, A DISTANCE OF 35.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID NW EXPRESSWAY; THENCE S62°03'11"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

OAG 2024-2 — NON-EXEMPT BUSINESS/TRUST

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

State of Oklahoma

3

SS.

County of Oklahoma

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Premium Land, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

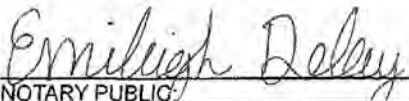


Taber LeBlanc

1-15-26

Date

The foregoing instrument was subscribed and sworn to before me this 15 day of Jan, 2026, by Taber LeBlanc.



NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



LEGAL DESCRIPTIONS

OVERALL

A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2;
thence

S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; thence continuing

S89°59'23"W along said South line a distance of 961.54 feet; thence
N00°03'04"W a distance of 754.91 feet; thence
S89°56'56"W a distance of 55.00 feet; thence
N00°03'04"W a distance of 200.00 feet; thence
N89°56'56"E a distance of 20.00 feet; thence
N00°03'04"W a distance of 1703.49 feet; thence
S89°59'26"E a distance of 14.62 feet; thence
N00°03'14"E a distance of 98.08 feet; thence
N04°31'01"E a distance of 501.89 feet; thence
N20°56'10"E a distance of 50.89 feet; thence
S89°56'14"E a distance of 1495.12 feet; thence
N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; thence
39.06 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 38.37 feet which bears N18°48'35"W to a point of reverse curvature; thence
159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; thence
N17°03'11"W a distance of 35.36 feet; thence
S62°03'11"E a distance of 130.00 feet; thence
S00°09'35"E a distance of 1544.48 feet; thence
S00°10'23"E a distance of 1328.95 feet; thence
S89°59'56"W a distance of 658.46 feet; thence
S00°10'25"E a distance of 1328.97 feet to the POINT OF BEGINNING.

Said tract contains 4,615,636 Sq Ft or 105.96 Acres, more or less.

TRACT 1

A tract of land situated within the Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4; thence
S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; thence continuing

S89°59'23"W with said South line a distance of 598.91 feet; thence
N00°00'00"E a distance of 195.03 feet; thence
N90°00'00"W a distance of 105.11 feet; thence
N00°00'00"E a distance of 2275.63 feet; thence
N90°00'00"E a distance of 30.00 feet; thence
N00°00'00"W a distance of 187.58 feet; thence
S89°59'26"E a distance of 1324.43 feet; thence
S00°10'23"E a distance of 1328.95 feet; thence
S89°59'56"W a distance of 658.46 feet; thence
S00°10'25"E a distance of 1328.97 feet to the POINT OF BEGINNING.

Said tract contains 2,709,648 Sq Ft or 62.205 Acres, more or less.

TRACT 2

A tract of land situated within the Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4; thence
S89°59'23"W with the South line of said SW/4 a distance of 1257.17 feet to the POINT OF BEGINNING; thence continuing

S89°59'23"W with said South line a distance of 362.63 feet; thence
N00°03'04"W a distance of 754.91 feet; thence
S89°56'56"W a distance of 55.00 feet; thence
N00°03'04"W a distance of 200.00 feet; thence
N89°56'56"E a distance of 20.00 feet; thence
N00°03'04"W a distance of 1703.49 feet; thence
S89°59'26"E a distance of 324.90 feet; thence
S00°00'00"E a distance of 187.58 feet; thence
N90°00'00"W a distance of 30.00 feet; thence
S00°00'00"W a distance of 2275.63 feet; thence
N90°00'00"E a distance of 105.11 feet; thence
S00°00'00"W a distance of 195.03 feet to the POINT OF BEGINNING.

Said tract contains 784,483 Sq Ft or 18.00 Acres, more or less.

TRACT 3

A tract of land situated within the Northwest Quarter (NW/) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows:

COMMENCING at the Northeast corner of said NW/4; thence
S00°09'35"E with the East line of said NW/4 a distance of 1112.65 feet to the POINT OF
BEGINNING; thence continuing

S00°09'35"E with said East line a distance of 1544.48 feet; thence
N89°59'26"W a distance of 1634.71 feet; thence
N00°03'14"E a distance of 98.08 feet; thence
N04°31'01"E a distance of 501.89 feet; thence
N20°56'10"E a distance of 50.89 feet; thence
S89°56'14"E a distance of 1495.12 feet; thence
N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; thence
39.06 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of
38.37 feet which bears N18°48'35"W to a point of reverse curvature; thence
159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord
of 151.28 feet which bears N04°45'23"W; thence
N17°03'11"W a distance of 35.36 feet; thence
S62°03'11"E a distance of 130.00 feet to the POINT OF BEGINNING.

Said tract contains 1,121,504 Sq Ft or 25.75 Acres, more or less.

LETTER OF AUTHORIZATION

I, Premium Land, LLC or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC.
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: 
Signature

Taber LeBlanc
Type/Print Name

Title: Manager
Manager / Proprietor

Date: 06/01/2026
MM/DD/YYYY

***PREMIUM LAND, LLC.
PO BOX 6718
EDMOND, OK 73083
(405) 285-5105***

April 6, 2026

Oklahoma City Planning & Zoning
420 W Main #900
Oklahoma City, OK 73102

RE: Proposed Flint & Vale

To Whom it May Concern:

This letter will provide Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matter of zoning, platting and planning of 105.93± acres being a part of the W/2 of Sec 25, T-13-N, R-5-W, I.M. and generally located between Britton Road and Northwest Expressway and east of the John Kilpatrick Turnpike, Canadian County, Oklahoma City, OK.



Taber LeBlanc, Manager

CTA Project #2660-

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; thence S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; thence continuing

S00°10'25"E a distance of 1328.97 feet to the POINT OF BEGINNING.

090146814

ANGUIANO, ALMA
9509 NW 93RD ST YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 1 BLOCK 18

090033109

ASHIVA LLC
4328 NW 39TH OKLAHOMA CITY, OK 73112

NORTHWEST ACRES LT 25

090119270

BALES, STEVEN ANDREW & ROBIN M
9909 ARTENA COURT YUKON, OK 73099

VALDERA SEC 1 LOT 2 BLOCK 1

090119280

BASTIAN, MICHAEL DAVID & CAITLIN MARIE
10032 VOLARE DR YUKON, OK 73099

VALDERA SEC 1 LOT 5 BLOCK 2

090119279

BROCKWAY, MELISSA
10024 VOLARE DR YUKON, OK 73099

VALDERA SEC 1 LOT 4 BLOCK 2

090119196

BROWDER, COURTNEY LEE &
9312 NW 99TH CIR YUKON, OK 73099

MULTIPLE PROPERTIES

090144579

BRUGH, CHRISTOPHER & OREL, TONI
9632 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 3 BLOCK 9

090139352

CALLISON, BRITTANY MICHELLE
9309 YASSIR BLVD YUKON, OK 73099

CALM SPRINGS SECTION 3 LOT 1 BLOCK 15

090127526

CALM SPRINGS INC
PO BOX 18114 OKLAHOMA CITY, OK 73154

MULTIPLE PROPERTIES

090127418

CHRIS CROSS INVESTMENTS LLC
17395 SW 29TH ST EL RENO, OK 73036

CALM SPRINGS SEC 1 LOT 1 BLOCK 1

090033135

CITY OF OKLAHOMA CITY
CITY CLERK/MUNICIPAL BLDG 200 N WALKER AVE OKLAHOMA CITY, OK 73102

MULTIPLE PROPERTIES

090119274

CRAMER, DONALD & TERESA
9916 ARTENA CT YUKON, OK 73099

VALDERA SEC 1 LOT 6 BLOCK 1

090144583

DAVIS, IDOWU & DINA, TITLLAYO OMOLARA
9600 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 7 BLOCK 9

090144595

DHD CORP
PO BOX 18114 OKLAHOMA CITY, OK 73154

MULTIPLE PROPERTIES

090127422

DUNBAR, ANITA & JAMEL
9421 NW 93RD TER YUKON, OK 73099

CALM SPRINGS SEC 1 LOT 5 BLOCK 1

090127419

DURHAM, ARTHUR & BRENDA
9433 NW 93RD TER YUKON, OK 73099

CALM SPRINGS SEC 1 LOT 2 BLOCK 1

090146820

EVANS, BRADLEY
9445 NW 93RD ST YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 7 BLOCK 18

090033127

EXPRESS DEVELOPMENT IV LLC
9701 BOARDWALK BLVD OKLAHOMA CITY, OK 76162

T13N R05W S25 NW4 A#7 PT NW4 - BEG 2318.46'E OF NW/C, TH E314.42' S976.54', NW150.64' NE40' NW100'

SW40' NW719.92' NE264.82' NE CURV'R 464.27' NE25.80', NE30.78' TPB & LESS BEG 976.54'S 150.64'NW 40'NE
100'NW 40'SW 264.92'NW OF, NE/C, TH NW455' NE264.82'

090127420

FAHR, STEPHEN TYLER & HEATHER N
9429 NW 93RD TER YUKON, OK 73099

CALM SPRINGS SEC 1 LOT 3 BLOCK 1

090146839

FARRIER, TOMMY SCOTT
9317 ANAUM LN YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 2 BLOCK 19

090033132

FIRST TIMOTHY 1:15 LLC
7300 N COMANCHE OKLAHOMA CITY, OK 73132

T13N R05W S25 SW4 A#2 PT SW4 - BEING THE EAST 10 ACRES OF THE S/2 SW4 LESS BEG, @ SE/C, TH W160'
N272' E160' S272' TPB.

090146822

FLORES, SERGIO & MARTIN, MICHAELA
9316 ANAUM LN YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 9 BLOCK 18

090146817

FORREST, BAYLEE TREYNAE JEAN
9457 NW 93RD ST YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 4 BLOCK 18

090033116

FRANCIS INVESTMENTS
C/O BAKER FIRST MANAGEMENT CORP 200 NW 66TH ST OKLAHOMA CITY, OK 73116

T13N R05W S25 NE4 A#2 PT NE4 - BEG @ SW/C, TH E389' N1338.27' NW435.70', S1541.72' TPB

090146819

FRANKS, BRANDT AUSTIN
9449 NW 93RD ST YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 6 BLOCK 18

090119185

FRANKS, CLAYTON D & TILLANIE J
9905 CARA LN YUKON, OK 73099

RUSSELLVILLE ADDN LOT 14 BLOCK 1

090144588

GENESIS CONSTRUCTION LLC
9625 N ROBINSON AVE STE 200 OKLAHOMA CITY, OK 73114

MULTIPLE PROPERTIES

090033597

GOODMAN, CARL O MAINTENANCE TRUST
C/O MELISSA GRIFFIN 11524 CARRIAGE DR YUKON, OK 73099

MULTIPLE PROPERTIES

090127421

GOV FAMILY TRUST
2375 CAMINO VIDA ROBLE STE B CARLSBAD, CA 92011

CALM SPRINGS SEC 1 LOT 4 BLOCK 1

090146838

GREEN, GLORIA
9316 YASSIR BLVD YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 1 BLOCK 19

090139259

GRUNERWALD RANCH LLC
5816 NW 135TH ST STE A OKLAHOMA CITY, OK 73142

T13N R05W S25 NW4 A#11 PT NW4 - BEG 533.96'E & 1364.89'SE OF NW/C, TH SE398.16', SW60' SE450' NE60' SE166.31' S1544.48' W1634.16' N96.52' NE501.59' NE427.91', NE1157.45' TPB LESS BEG 1112.65'S OF NE/C, TH S1544.48' W1634.71' N96.56', NE501.89' NE50.89' E1

090139391

HERNANDEZ, ADELA
9312 YASSIR BLVD YUKON, OK 73099

CALM SPRINGS SECTION 3 LOT 1 BLOCK 17

090119180

HOKETT, RODNEY & WHITNEY
7509 KATHRYN WAY OKLAHOMA CITY, OK 73162

RUSSELLVILLE ADDN LOT 10 BLOCK 1

090144585

HOWARD, AUDREY R & BROWN, CLIFFORD L
9532 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 9 BLOCK 9

090119271

JENSEN, CHAD ALLEN & KRISTINA DIANE
9901 ARTENA CT YUKON, OK 73099

VALDERA SEC 1 LOT 3 BLOCK 1

090119282

KAPPUS, KURT E
9809 NW 100TH ST YUKON, OK 73099

VALDERA SEC 1 LOT 7 BLOCK 2

090119278
KIEHN, RONNY E & NANCY K REVOCABLE TRUST
10016 VOLARE DR YUKON, OK 73099

VALDERA SEC 1 LOT 3 BLOCK 2

090127450
LEBLANC INVESTMENTS LLC
PO BOX 6718 EDMOND, OK 73083

CALM SPRINGS SEC 1 LOT 4 BLOCK 2

090144582
LILE, AMANDA
9608 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 6 BLOCK 9

090119187
LOBAUGH, EVAN BLAKE & MAKENZIE DAWN
9317 NW 99TH CIR YUKON, OK 73099

RUSSELLVILLE ADDN LOT 16 BLOCK 1

090033324
LOWERY, DEBRA A
9225 NW 100TH YUKON, OK 73099

T13N R05W S25 SE4 A#1 PT SE4 - BEING THE NORTH 56Ac OF SE4 LESS THAT PORTION, PLATTED AS
IDLEWYLD ADDN & LESS BEG 928.75'S 755.24'E & 163.67'N OF NW/C, TH, N209.42' W208' S209.42' E208' TPB

090119183
MANNING, JASON A & DANA
9901 CARA LN YUKON, OK 73099

MULTIPLE PROPERTIES

090119272
MARC-CHARLES, JEAN-PAUL & AMY
9900 ARTENA CT YUKON, OK 73099

VALDERA SEC 1 LOT 4 BLOCK 1

090144584
MARTINEZ, URIEL & FERNANDEZ, KARLA Y
9540 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 8 BLOCK 9

090144581

MCALESTER, QUENTIN & EBONI
9616 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 5 BLOCK 9

090127449

MCGUIRE, RONALD
85 ADAMS RD EASTON, CT 06612

CALM SPRINGS SEC 1 LOT 3 BLOCK 2

090033333

MCI TELECOMMUNICATIONS
ATTN: TAX DEPT 500 CLINTON CENTER DR CLINTON, MS 39056

T13N R05W S26 NE4 A#2 PT NE4 - BEG @ SE/C, TH W1370' N350' E647' S302', E723' S48' TPB

090119269

MCKEY, DORIS J & MELVIN LEON
9917 ARTENA CT YUKON, OK 73099

VALDERA SEC 1 LOT 1 BLOCK 1

090146818

MENDEZ, DIANA CAROLINA ETAL
9453 NW 93RD ST YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 5 BLOCK 18

090144578

MENHENNETT, MATTHEW R & ANDRA JO
9640 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 2 BLOCK 9

090144589

MITCHELL, ETHAN & ALINA KIM
9500 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 13 BLOCK 9

090146815

MORGAN, TYLER SCOTT
9505 NW 93RD ST YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 2 BLOCK 18

090033108

NAOMI'S PROPERTIES LLC
PO BOX MM NORMAN, OK 73070

NORTHWEST ACRES LT 24

090146840

NIXON, CHRISTOPHER A & AMBER NICOLE
9313 ANAUM LN YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 3 BLOCK 19

090078201

NORTHWEST PASSAGE ESTATES HOMEOWNERS
10221 KATY LINE CT YUKON, OK 73099

NORTHWEST PASSAGE COMMON LOT A

090146816

NUKLA, SAI RAM ADITYA & AMMU, RADHARANI
9501 NW 93RD ST YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 3 BLOCK 18

090127447

OAK CITY INVSTMENTS LLC
304 S JONES BLVD #7830 LAS VEGAS, NV 89107

CALM SPRINGS SEC 1 LOT 1 BLOCK 2

090033128

OKLAHOMA TURNPIKE AUTHORITY
C/O PINNACLE CONSULTING MGMT GRP 3500 MARTIN LUTHER KING AVE OKLAHOMA CITY, OK 73136

MULTIPLE PROPERTIES

090139051

ONCUE RE LLC
916 N MAIN ST STILLWATER, OK 74075

T13N R05W S25 NW4 A#10 PT NW4 - BEG 976.54'S 150.64'NW 40'NE 100'NW 40'SW &, 264.92'NW OF NE/C, TH
NW455' NE264.82' NE CURV'R 29.9' SE454.01' SW294.70' TPB.

090127448

PATTON, LINDA FAYE
9428 NW 93RD TER YUKON, OK 73099

CALM SPRINGS SEC 1 LOT 2 BLOCK 2

090146823

PETTY, TARA
9312 ANAUM LN YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 10 BLOCK 18

090146821

PHAM, MAIKA T
9320 ANAUM LN YUKON, OK 73099

CALM SPRINGS SECTION 4 LOT 8 BLOCK 18

090127423

PICKETT, DEREK EUGENE
9417 NW 93RD TER YUKON, OK 73099

CALM SPRINGS SEC 1 LOT 6 BLOCK 1

090119186

PICO, PAUL & RENE LIVING TRUST
9909 CARA LN YUKON, OK 73099

RUSSELLVILLE ADDN LOT 15 BLOCK 1

090033131

RAF COMMERCIAL REAL ESTATE LLC
PO BOX 179 PIEDMONT, OK 73078

T13N R05W S25 SW4 A#6 PT SW4 - BEG SW/C TH N606.95' E423' N390' E168.39', N332.32' W582.16' N1338.94' E669.56' S1403.82' SW301.49' S954.83' W633.8' TPB, LESS BEG 1329.27'N & 33'E OF SW/C TH N650' E635.09' S650' W633.68' TPB., LESS BEG 1013.80'E OF SW/C TH

090119253

RUSSELLVILLE HOMEOWNERS ASSOC INC
PO BOX 721528 OKLAHOMA CITY, OK 73172

MULTIPLE PROPERTIES

090144577

SCOTT LEGACY TRUST
9648 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 1 BLOCK 9

090119281

SEVIER, KYLE & JENNIFER
9801 NW 100TH ST YUKON, OK 73099

VALDERA SEC 1 LOT 6 BLOCK 2

090033133

SMITH, AGNES C 2000 REVOC LIVING TRUST
C/O BRANDY SMITH 2113 GRAHAM AVE OKLAHOMA CITY, OK 73127

T13N R05W S25 SW4 A#4 - BEING THE W/2 E/2 SE4 SW4

090119273

SMITH, ALLEN DALE & JAMIE LEE
9908 ARTENA CT YUKON, OK 73099

VALDERA SEC 1 LOT 5 BLOCK 1

090144586

SMITH, JESSICA ROSANN & HARMER, NEILL A
9524 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 10 BLOCK 9

090033125

STATE OF OKLAHOMA DEPT OF TRANS

LEGAL DIVISION BUSINESS OFFICE 200 NE 21ST ST OKLAHOMA CITY, OK 73105

MULTIPLE PROPERTIES

090119182

TEDROW, MATTHEW F & CARLA J

9805 CARA LN YUKON, OK 73099

RUSSELLVILLE ADDN LOT 12 BLOCK 1

090119181

TERRY, ROBERT R & PATRICIA A

9801 CARA LN YUKON, OK 73099

RUSSELLVILLE ADDN LOT 11 BLOCK 1

090144587

TOTTEN, ALLEN L LIVING TRUST

9516 SULTANS WATER WAY YUKON, OK 73099

MORGAN CROSSING SECTION 3 LOT 11 BLOCK 9

090119188

TRAN, HA-LE

245 GRAND TETON CT YUKON, OK 73099

RUSSELLVILLE ADDN LOT 17 BLOCK 1

090147314

TURNPIKE STORAGE LLC

PO BOX 13617 OKLAHOMA CITY, OK 73113

T13N R05W S25 NW4 A#12 PT NW4 - BEG 1837.59'S OF NW/C, TH E633.75' SE132.35', S696.17' W669.66' N821.33' TPB

090119309

VALDERA HOMEOWNERS ASSOCIATION

C/O VALDERA HOA PO BOX 721250 OKLAHOMA CITY, OK 73172

VALDERA SEC 1 COMMON AREA "A"

090119198

WILLIS, MARCI A LIVING TRUST

9309 NW 97TH CIR YUKON, OK 73099

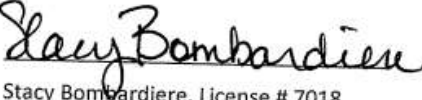
RUSSELLVILLE ADDN LOTS 4 & 5-A1 BLOCK 2 - BEING ALL OF LOTS 4 & 5 LESS BEG @, SE/C LT 5, TH NE215.38' (TO NE/C LT 5) W100' SW161.6' SE CURV'R 23' TPB

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: March 30, 2026 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

COMPLETED: April 6, 2026
Order No. 26320529


Stacy Bombardiere, License # 7018

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD –
MASTER DESIGN STATEMENT FOR

FLINT & VALE

04/06/2026

PREPARED FOR:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73083
zach@premiumlandok.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
(405) 787-6270
Kendall.dillon@craftontull.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
MODIFIED LOT REQUIREMENTS	9.1
FAÇADE REGULATIONS	9.2
LANDSCAPING REGULATIONS	9.3
LIGHTING REGULATIONS	9.4
SCREENING REGULATIONS	9.5
SUBDIVISION REGULATIONS	9.6
DRAINAGE REGULATIONS	9.7
ACCESS REGULATIONS	9.8
DUMPSTER REGULATIONS	9.9
PARKING REGULATIONS	9.10
SIGNAGE REGULATIONS	9.11
ROOFING REGULATIONS	9.12
SIDEWALK REGULATIONS	9.13
HEIGHT REGULATIONS	9.14
SETBACK REGULATIONS	9.15
PUBLIC IMPROVEMENTS	9.16
COMMON AREAS	9.17
SPECIFIC PLAN	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Flint & Vale, consisting of approximately 105.93 acres is located within the W/2 of Section 25, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located between Britton Road and Northwest Expressway and east of the John Kilpatrick Turnpike.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Premium Land, LLC, P.O. Box 6718, Edmond, OK 73018.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned AA Agricultural District, R-1 Single-Family Residential District, and PUD-731 which allows for O-2 General Office District uses. The site is currently vacant and undeveloped. Surrounding properties are zoned and used for:

North: PUD-731 allowing for C-3 Community Commercial District Uses as well as O-2 General Office District uses and is currently undeveloped.
East: R-1 Single-Family Residential District. This property is undeveloped on the north and developed as the “Russellville” single-family addition on the south.
South: PUD-902 currently developed as the “Calm Springs” single-family residential addition and “Britton Place” two-family residential addition.
West: John Kilpatrick Turnpike

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation on the subject property is approximately 1,332 feet, located near the southwest corner. The lowest elevation, approximately 1,250 feet, is located near the northeast corner of the property. The site generally slopes from south to north with a natural drainage way on the west side of the property. The site ultimately discharges into Deer Creek Tributary 3. The overall site slope from south to north is approximately 3%.

The property's soil composition includes silty loam and silty clay characteristics typical of Bethany Silt Loam, Kirkland Silt Loam, Port Silt Loam, and Renfrow Silt Loam. Along the banks of Deer Creek Tributary 3, soil consists primarily of the Grand-Port complex, with slopes ranging from 0% to 12%.

SECTION 6.0 CONCEPT

The concept for this Planned Unit Development is to establish a townhome community that serves as a transitional land use between the existing agricultural properties and the adjacent single-family residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest arterial street to the south is Britton Road, which has a 100-foot right-of-way and is paved to a 4-lane urban arterial standard. The nearest arterial street to the east, North County Line Road has a 66-foot right-of-way and is constructed to rural arterial standards. The nearest street to the north is Northwest Expressway (S.H. 3) which has a 120-foot right-of-way and is paved to a 4-lane rural highway standard. This Planned Unit Development shall take access from both Britton Road and Northwest Expressway.

All streets or driveways located on adjacent properties within 200 feet of this PUD shall be identified and shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. A 12-inch sanitary sewer main is located near the intersection of Hefner Road and Northwest Expressway. Extensions will be made to connect to this sanitary sewer line.

7.3 WATER

Water facilities for this property are available. There is an existing 16-inch water main located on the south side of Britton Road.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 34 located at 8617 N. Council Road, Oklahoma City, OK, approximately 2.0 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

This property drains into the Deer Creek Tributary 3 drainage basin. This Planned Unit Development is not located within the FEMA 100-year floodplain. Stormwater will be detained on-site as required by the OKC Drainage Criteria Manual. Collected stormwater will be discharged into a drainageway that ultimately drains to Deer Creek Tributary 3.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available. The area is also within the 'Employment' Land Use Typology Layer. An application to remove the layer has been submitted.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

Tract 1

The use and development regulations of the **"R-1" Single-Family Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein. This tract allows for only single family residential.

Tract 2

The use and development regulations of the “**R-4” General Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

Tract 3

The use and development regulations of the “**R-4” General Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

9.1 MODIFIED LOT REQUIREMENTS

The following special conditions shall be made a part of this PUD:

Tract 1:

Minimum lot size: 4,400 square feet

Minimum lot width at the platted front building line: 40 feet

Minimum front yard building line: 15 feet, 20 feet for garage.

Lot Coverage: Main and accessory buildings shall not cover more than 65% of the lot area.

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

The tract boundaries for Tract 2 shall be allowed to change up to 15%

Tract 2:

Maximum number of units per building / structure: Eight (8)

Minimum lot width: 20 feet

Minimum lot size: 950 square feet

Minimum front yard building line: 10 feet, 20 feet for garage.

Minimum rear yard building line: 10 feet

Maximum Height: 2-1/2 Stories or 35 feet

Minimum Common Open Space: 20%

The tract boundaries for Tract 2 shall be allowed to change up to 15%

Tract 3:

Maximum number of units per building / structure: Twenty-Four (24)

Maximum number of buildings: 30

The tract boundaries for Tract 2 shall be allowed to change up to 15%

9.2.....FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, cement fiber board or stone masonry. No more than

40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.5 SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended.

9.6 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.7 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access may be via a private drive, provided drive aisle widths and paving standards conform to City standards. Northwest Expressway and Britton Road will provide access to this PUD. Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan Map.

9.9 DUMPSTER REGULATIONS

Dumpsters may be utilized in this PUD and shall be operated in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to Single-Family Residential zoning districts or use.

9.10 PARKING REGULATIONS

The design and number of all parking facilities within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. All required parking spaces shall be located on private property. On-Street maneuvering into parking spaces shall be permitted. The location of the On-Street maneuvering shall only be permitted within the frontage of a common area lot.

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

9.11..... SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.12 ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

9.13 SIDEWALK REGULATIONS

All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.14 HEIGHT REGULATIONS

For Tract 1, the maximum height shall conform to the R-1 Single-Family Residential District height regulations. For Tract 2, the maximum height shall be 2-1/2 stories or 35 feet. For Tract 3, the maximum height shall conform to the R-4 General Residential District height regulations.

9.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. If this PUD is developed as a single lot multifamily development, then no internal building setbacks shall be required, except as required by the fire code.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.17..... COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including

fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above. A minimum of 50% open space shall be provided.

9.18..... SPECIFIC PLAN

A specific plan shall be required for new development requiring commercial building permits.

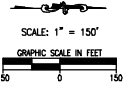
10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

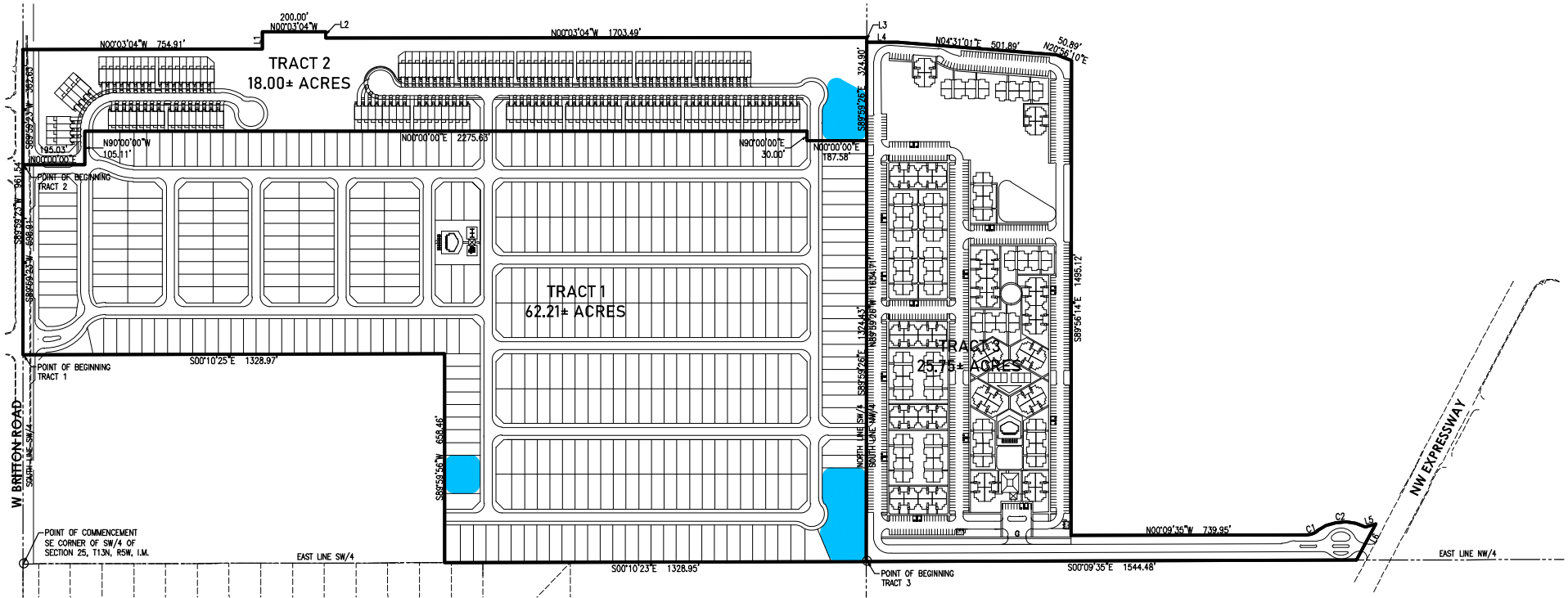
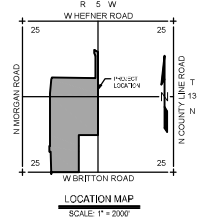
11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A – Legal Descriptions
- Exhibit B – Master Development Plan
- Exhibit C – Topographic Map
- Exhibit D – Illustrative Master Plan



MASTER DEVELOPMENT PLAN
OF
BRITTON ROAD & MORGAN ROAD
A PART OF THE W/2 OF SECTION 25, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; thence S89°50'23\"/>

39.08 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 38.37 feet which bears N18°48'35\"/>

Solid tract contains 4,815,636 Sq Ft or 105.96 Acres, more or less.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.00'	S89°50'23\"/>
L2	20.00'	N89°50'58\"/>
L3	14.82'	S89°50'38\"/>
L4	98.00'	N00°03'14\"/>
L5	26.38'	N17°03'11\"/>
L6	130.00'	S87°03'11\"/>

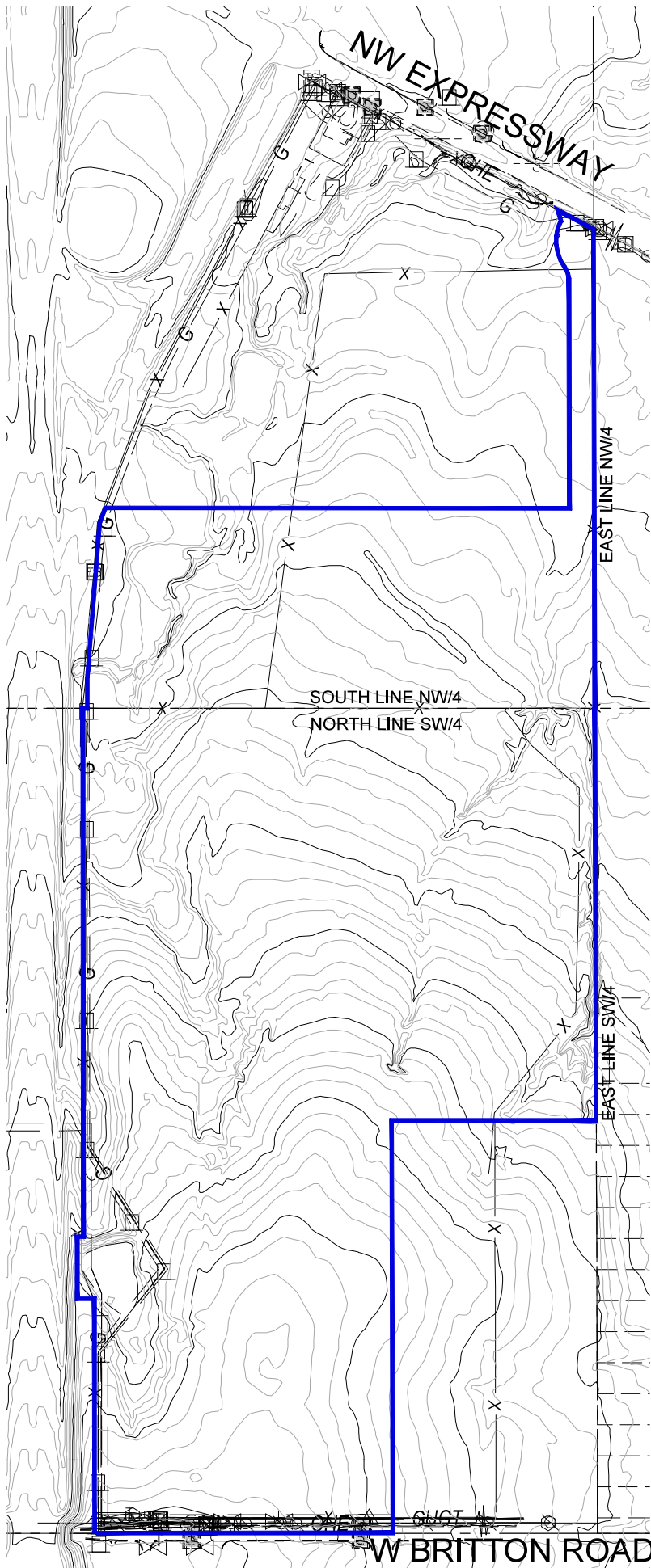
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	38.00'	60.00'	037°10'00"	N18°48'35\"/>	38.37'
C2	159.82'	140.00'	089°24'34"	N04°48'23\"/>	151.38'

PRELIMINARY PLAT
BRITTON ROAD & MORGAN ROAD

333 North Parkside Blvd.
Tulsa, Oklahoma 74209

Crafton Tull
Civil/Transportation Engineering
405.787.4278 • 405.787.4273
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 04/01/26
PROJECT NO.: 1111100



LOCATION MAP
SCALE: 1" = 3000'



SCALE: 1" = 500'

ATTACHMENT C

TOPOGRAPHIC MAP - BRITTON ROAD & MORGAN ROAD

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099



Crafton Tull
architecture | engineering | surveying

405.787.6270 f 405.787.6276 f
www.craftontull.com

SHEET NO.: 1 of 1

DATE: 03/27/26

PROJECT NO.: 1111100

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026



SUMMARY

TRACT 1

40 X 110 FT LOTS: 426

TRACT 2

TH BUILDINGS: 18
TOWNHOME LOTS: 144

TRACT 1 AND 2

SITE AREA: ~ 80.21 ACRES

TOTAL LOTS: 570
DENSITY: ~ 7.10 LOTS/ACRE

TRACT 3

MULTI-FAMILY
SITE AREA: ~ 25.72 ACRES

UNITS: 520
DENSITY: ~20.22 UNITS/ACRE

BUILDINGS:
15 - 3 - STORY - 24 UNIT BLDG: 360
6 - 2 - STORY - 16 UNIT BLDG: 96
8 - 2 - STORY - 8 UNIT BLDG: 64
TOTAL UNITS: 520

PARKING: 934 (1.79 SPACES / UNIT)

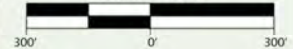
BRITTON RD
&
KILPATRICK TURNPIKE

CANADIAN COUNTY,
OKLAHOMA CITY, OK

MARCH, 2026



GRAPHIC SCALE IN FEET



Crafton Tull
architecture | engineering | surveying

Caseno	Owner	Mailing Address	City	Zipcode
PUD-2140	KENDALL W DILLON, PE, CRAFTON TULL	300 POINTE PARKWAY BLVD	YUKON, OK	73099
PUD-2140	PREMIUM LAND LLC, TABER LEBLANC	PO BOX 6718	EDMOND, OK	73083
PUD-2140	YUKON SCHOOL DISTRICT, DR JASON SIMEROTH	600 MAPLE ST	YUKON, OK	73099
PUD-2140	ADAIR, DARIC & JESSICA	9924 ARTENA CT	YUKON, OK	73099
PUD-2140	AEM GROUP LLC	9802 N MORGAN RD	YUKON, OK	73099
PUD-2140	ANGUIANO, ALMA	9509 NW 93RD ST	YUKON, OK	73099
PUD-2140	ASHIVA LLC	4328 NW 39TH	OKLAHOMA CITY, OK	73112
PUD-2140	BALES, STEVEN ANDREW & ROBIN M	9909 ARTENA COURT	YUKON, OK	73099
PUD-2140	BASTIAN, MICHAEL DAVID & CAITLIN MARIE	10032 VOLARE DR	YUKON, OK	73099
PUD-2140	BROCKWAY, MELISSA	10024 VOLARE DR	YUKON, OK	73099
PUD-2140	BROWDER, COURTNEY LEE &	9312 NW 99TH CIR	YUKON, OK	73099
PUD-2140	BRUGH, CHRISTOPHER & OREL, TONI	9632 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	CALLISON, BRITTANY MICHELLE	9309 YASSIR BLVD	YUKON, OK	73099
PUD-2140	CALM SPRINGS INC	PO BOX 18114	OKLAHOMA CITY, OK	73154
PUD-2140	CHRIS CROSS INVESTMENTS LLC	17395 SW 29TH ST	EL RENO, OK	73036
PUD-2140	CRAMER, DONALD & TERESA	9916 ARTENA CT	YUKON, OK	73099
PUD-2140	DAVIS, IDOWU & DINA, TITLLAYO OMOLARA	9600 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	DHD CORP	PO BOX 18114	OKLAHOMA CITY, OK	73154
PUD-2140	DUNBAR, ANITA & JAMEL	9421 NW 93RD TER	YUKON, OK	73099
PUD-2140	DURHAM, ARTHUR & BRENDA	9433 NW 93RD TER	YUKON, OK	73099
PUD-2140	EVANS, BRADLEY	9445 NW 93RD ST	YUKON, OK	73099
PUD-2140	EXPRESS DEVELOPMENT IV LLC	9701 BOARDWALK BLVD	OKLAHOMA CITY, OK	76162
PUD-2140	FAHR, STEPHEN TYLER & HEATHER N	9429 NW 93RD TER	YUKON, OK	73099
PUD-2140	FARRIER, TOMMY SCOTT	9317 ANAUM LN	YUKON, OK	73099
PUD-2140	FIRST TIMOTHY 1:15 LLC	7300 N COMANCHE	OKLAHOMA CITY, OK	73132
PUD-2140	FLORES, SERGIO & MARTIN, MICHAELA	9316 ANAUM LN	YUKON, OK	73099
PUD-2140	FORREST, BAYLEE TREYNAE JEAN	9457 NW 93RD ST	YUKON, OK	73099
PUD-2140	FRANCIS INVESTMENTS C/O BAKER FIRST MANAGEMENT COI	200 NW 66TH ST	OKLAHOMA CITY, OK	73116
PUD-2140	FRANKS, BRANDT AUSTIN	9449 NW 93RD ST	YUKON, OK	73099
PUD-2140	FRANKS, CLAYTON D & TILLANIE J	9905 CARA LN	YUKON, OK	73099
PUD-2140	GENESIS CONSTRUCTION LLC	9625 N ROBINSON AVE STE 2C	OKLAHOMA CITY, OK	73114
PUD-2140	GOODMAN, CARL O MAINTENANCE TRUST C/O MELISSA GRII	11524 CARRIAGE DR	YUKON, OK	73099
PUD-2140	GOV FAMILY TRUST	2375 CAMINO VIDA ROBLE ST	CARLSBAD, CA	92011
PUD-2140	GREEN, GLORIA	9316 YASSIR BLVD	YUKON, OK	73099

PUD-2140	GRUNERWALD RANCH LLC	5816 NW 135TH ST STE A	OKLAHOMA CITY, OK	73142
PUD-2140	HERNANDEZ, ADELA	9312 YASSIR BLVD	YUKON, OK	73099
PUD-2140	HOKETT, RODNEY & WHITNEY	7509 KATHRYN WAY	OKLAHOMA CITY, OK	73162
PUD-2140	HOWARD, AUDREY R & BROWN, CLIFFORD L	9532 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	JENSEN, CHAD ALLEN & KRISTINA DIANE	9901 ARTENA CT	YUKON, OK	73099
PUD-2140	KAPPUS, KURT E	9809 NW 100TH ST	YUKON, OK	73099
PUD-2140	KIEHN, RONNY E & NANCY K REVOCABLE TRUST	10016 VOLARE DR	YUKON, OK	73099
PUD-2140	LEBLANC INVESTMENTS LLC	PO BOX 6718	EDMOND, OK	73083
PUD-2140	LILE, AMANDA	9608 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	LOBAUGH, EVAN BLAKE & MAKENZIE DAWN	9317 NW 99TH CIR	YUKON, OK	73099
PUD-2140	LOWERY, DEBRA A	9225 NW 100TH	YUKON, OK	73099
PUD-2140	MANNING, JASON A & DANA	9901 CARA LN	YUKON, OK	73099
PUD-2140	MARC-CHARLES, JEAN-PAUL & AMY	9900 ARTENA CT	YUKON, OK	73099
PUD-2140	MARTINEZ, URIEL & FERNANDEZ, KARLA Y	9540 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	MCALESTER, QUENTIN & EBONI	9616 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	MCGUIRE, RONALD	85 ADAMS RD	EASTON, CT	06612
PUD-2140	MCI TELECOMMUNICATIONS ATTN: TAX DEPT	500 CLINTON CENTER DR	CLINTON, MS	39056
PUD-2140	MCKEY, DORIS J & MELVIN LEON	9917 ARTENA CT	YUKON, OK	73099
PUD-2140	MENDEZ, DIANA CAROLINA ETAL	9453 NW 93RD ST	YUKON, OK	73099
PUD-2140	MENHENNETT, MATTHEW R & ANDRA JO	9640 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	MITCHELL, ETHAN & ALINA KIM	9500 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	MORGAN, TYLER SCOTT	9505 NW 93RD ST	YUKON, OK	73099
PUD-2140	NAOMI'S PROPERTIES LLC	PO BOX MM	NORMAN, OK	73070
PUD-2140	NIXON, CHRISTOPHER A & AMBER NICOLE	9313 ANAUM LN	YUKON, OK	73099
PUD-2140	NORTHWEST PASSAGE ESTATES HOMEOWNERS	10221 KATY LINE CT	YUKON, OK	73099
PUD-2140	NUKLA, SAI RAM ADITYA & AMMU, RADHARANI	9501 NW 93RD ST	YUKON, OK	73099
PUD-2140	OAK CITY INVSTMENTS LLC	304 S JONES BLVD #7830	LAS VEGAS, NV	89107
PUD-2140	OKLAHOMA TURNPIKE AUTHORITY C/O PINNACLE CONSULTI	3500 MARTIN LUTHER KING A	OKLAHOMA CITY, OK	73136
PUD-2140	ONCUE RE LLC	916 N MAIN ST	STILLWATER, OK	74075
PUD-2140	PATTON, LINDA FAYE	9428 NW 93RD TER	YUKON, OK	73099
PUD-2140	PETTY, TARA	9312 ANAUM LN	YUKON, OK	73099
PUD-2140	PHAM, MAIKA T	9320 ANAUM LN	YUKON, OK	73099
PUD-2140	PICKETT, DEREK EUGENE	9417 NW 93RD TER	YUKON, OK	73099
PUD-2140	PICO, PAUL & RENE LIVING TRUST	9909 CARA LN	YUKON, OK	73099
PUD-2140	RAF COMMERCIAL REAL ESTATE LLC	PO BOX 179	PIEDMONT, OK	73078

PUD-2140	RUSSELLVILLE HOMEOWNERS ASSOC INC	PO BOX 721528	OKLAHOMA CITY, OK	73172
PUD-2140	SCOTT LEGACY TRUST	9648 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	SEVIER, KYLE & JENNIFER	9801 NW 100TH ST	YUKON, OK	73099
PUD-2140	SMITH, AGNES C 2000 REVOC LIVING TRUST C/O BRANDY SM	2113 GRAHAM AVE	OKLAHOMA CITY, OK	73127
PUD-2140	SMITH, ALLEN DALE & JAMIE LEE	9908 ARTENA CT	YUKON, OK	73099
PUD-2140	SMITH, JESSICA ROSANN & HARMER, NEILL A	9524 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	STATE OF OKLAHOMA DEPT OF TRANS LEGAL DIVISION BUSIN	200 NE 21ST ST	OKLAHOMA CITY, OK	73105
PUD-2140	TEDROW, MATTHEW F & CARLA J	9805 CARA LN	YUKON, OK	73099
PUD-2140	TERRY, ROBERT R & PATRICIA A	9801 CARA LN	YUKON, OK	73099
PUD-2140	TOTTEN, ALLEN L LIVING TRUST	9516 SULTANS WATER WAY	YUKON, OK	73099
PUD-2140	TRAN, HA-LE	245 GRAND TETON CT	YUKON, OK	73099
PUD-2140	TURNPIKE STORAGE LLC	PO BOX 13617	OKLAHOMA CITY, OK	73113
PUD-2140	VALDERA HOMEOWNERS ASSOCIATION C/O VALDERA HOA	PO BOX 721250	OKLAHOMA CITY, OK	73172
PUD-2140	WILLIS, MARCI A LIVING TRUST	9309 NW 97TH CIR	YUKON, OK	73099

APPROVED
09-29-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD –2140
MASTER DESIGN STATEMENT FOR

FLINT & VALE

04/06/2026
07/15/2026
08/18/2026

PREPARED FOR:

Premium Land, LLC
P.O. Box 6718
Edmond, OK 73083
zach@premiumlandok.com

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
(405) 787-6270
Kendall.dillon@craftontull.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
MODIFIED LOT REQUIREMENTS	9.1
FAÇADE REGULATIONS	9.2
LANDSCAPING REGULATIONS	9.3
LIGHTING REGULATIONS	9.4
SCREENING REGULATIONS	9.5
SUBDIVISION REGULATIONS	9.6
DRAINAGE REGULATIONS	9.7
ACCESS REGULATIONS	9.8
DUMPSTER REGULATIONS	9.9
PARKING REGULATIONS	9.10
SIGNAGE REGULATIONS	9.11
ROOFING REGULATIONS	9.12
SIDEWALK REGULATIONS	9.13
HEIGHT REGULATIONS	9.14
SETBACK REGULATIONS	9.15
PUBLIC IMPROVEMENTS	9.16
COMMON AREAS	9.17
SPECIFIC PLAN	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Flint & Vale, consisting of approximately 105.93 acres is located within the W/2 of Section 25, Township 13 N, Range 5 W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma. The subject property is generally located between Britton Road and Northwest Expressway and east of the John Kilpatrick Turnpike.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Premium Land, LLC, P.O. Box 6718, Edmond, OK 73018.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned AA Agricultural District, R-1 Single-Family Residential District, and PUD-731 which allows for O-2 General Office District uses. The site is currently vacant and undeveloped. Surrounding properties are zoned and used for:

North: PUD-731 allowing for C-3 Community Commercial District Uses as well as O-2 General Office District uses and is currently undeveloped.

East: R-1 Single-Family Residential District. This property is undeveloped on the north and developed as the “Russellville” single-family addition on the south.

South: PUD-902 currently developed as the “Calm Springs” single-family residential addition and “Britton Place” two-family residential addition.

West: John Kilpatrick Turnpike

SECTION 5.0 PHYSICAL CHARACTERISTICS

The highest elevation on the subject property is approximately 1,332 feet, located near the southwest corner. The lowest elevation, approximately 1,250 feet, is located near the northeast corner of the property. The site generally slopes from south to north with a natural drainage way on the west side of the property. The site ultimately discharges into Deer Creek Tributary 3. The overall site slope from south to north is approximately 3%.

The property's soil composition includes silty loam and silty clay characteristics typical of Bethany Silt Loam, Kirkland Silt Loam, Port Silt Loam, and Renfrow Silt Loam. Along the banks of Deer Creek Tributary 3, soil consists primarily of the Grand-Port complex, with slopes ranging from 0% to 12%.

SECTION 6.0 CONCEPT

The concept for this Planned Unit Development is to establish a townhome community that serves as a transitional land use between the existing agricultural properties and the adjacent single-family residential development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest arterial street to the south is Britton Road, which has a 100-foot right-of-way and is paved to a 4-lane urban arterial standard. The nearest arterial street to the east, North County Line Road has a 66-foot right-of-way and is constructed to rural arterial standards. The nearest street to the north is Northwest Expressway (S.H. 3) which has a 120-foot right-of-way and is paved to a 4-lane rural highway standard. This Planned Unit Development shall take access from both Britton Road and Northwest Expressway.

All streets or driveways located on adjacent properties within 200 feet of this PUD shall be identified and shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. A 12-inch sanitary sewer main is located near the intersection of Hefner Road and Northwest Expressway. Extensions will be made to connect to this sanitary sewer line.

7.3 WATER

Water facilities for this property are available. There is an existing 16-inch water main located on the south side of Britton Road.

7.4 FIRE PROTECTION

The nearest fire station to this property is the Oklahoma City Fire Department Station 34 located at 8617 N. Council Road, Oklahoma City, OK, approximately 2.0 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

This property drains into the Deer Creek Tributary 3 drainage basin. This Planned Unit Development is not located within the FEMA 100-year floodplain. Stormwater will be detained on-site as required by the OKC Drainage Criteria Manual. Collected stormwater will be discharged into a drainageway that ultimately drains to Deer Creek Tributary 3.

7.8 COMPREHENSIVE PLAN (PLAN OKC)

The Comprehensive Plan (Plan OKC) designates this area as Urban-Low Intensity. The Urban-Low Intensity Land Use Typology Area is to achieve a low intensity character consisting of single-family homes, apartment complexes, auto-oriented retail centers, and suburban office parks. Urban services such as water and sanitary sewer should be available. The area is also within the 'Employment' Land Use Typology Layer. An application to remove the layer has been submitted.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

Tract 1

The use and development regulations of the **"R-1" Single-Family Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

This tract allows for only single family residential.

Tract 2

The use and development regulations of the “**R-4**” **General Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

Tract 2 shall be limited to Townhomes units with a maximum density of 10 dwelling units per acre.

Tract 3

The use and development regulations of the “**R-4**” **General Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

Tract 3 shall be limited to a maximum density of 21 dwelling units per acre.

9.0.....SPECIAL CONDITIONS**9.1 MODIFIED LOT REQUIREMENTS**

The following special conditions shall be made a part of this PUD:

Tract 1:

Minimum lot size: 4,400 square feet, except that a minimum of 50% of the lots within Tract 1 shall be a minimum of 5,500 square feet

Minimum lot width at the platted front building line: 40 feet

Minimum front yard building line: 15 feet, 20 feet for garage.

Lot Coverage: 65% of the lot area.

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

The tract boundaries for Tract 1 shall be allowed to change up to 15%

The required recreational common area in Tract 1 shall be 143 square feet per dwelling unit.

Tract 2:

Maximum number of units per building / structure: Eight (8)

Minimum lot width: 22 feet

Minimum lot size: 950 square feet

Minimum front yard building line: 10 feet, 20 feet for garage.

Minimum rear yard building line: 10 feet

Maximum Height: 2-1/2 Stories or 35 feet

The tract boundaries for Tract 2 shall be allowed to change up to 15%

The required recreational common area in Tract 2 shall be 143 square feet per dwelling unit.

Tract 3:

Maximum number of units per building / structure: Twenty-Four (24)

Maximum number of buildings: 30

The tract boundaries for Tract 3 shall be allowed to change up to 15%
Minimum Usable Open Space required within Tract 3: 10%

9.2.....FACADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, cement fiber board or stone masonry. No more than 40% stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except for Single Family Residential 8200.14, there shall be two trees planted per lot, with one tree required to be planted between the residence and curb. A thirty-foot (30') landscape buffer shall be required where adjacent to existing residential structures to the east. Within said landscape buffer, existing healthy, mature trees shall be preserved to the greatest extent possible.

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.5 SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended. A sight-proof screen shall be placed on the west side of the landscape buffer as defined in Section 9.3.

9.6 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.7 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access may be via a private drive, provided drive aisle widths and paving standards conform to City standards. Northwest Expressway and Britton Road will provide access to this PUD. Pedestrian access shall be provided between Tracts 1, 2, and 3. At least one public street will provide a connection between NW Expressway and Britton Road, accessible by all tracts.

A minimum of one street stub will be provided to the land abutting the southeast boundary of the PUD.

9.9 DUMPSTER REGULATIONS

Dumpsters may be utilized in this PUD and shall be operated in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters shall be per Code and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to Single-Family Residential zoning districts or use.

9.10 PARKING REGULATIONS

The design and number of all parking facilities within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. All required parking spaces shall be located on private property. On-Street maneuvering into parking spaces shall be permitted. The location of the On-Street maneuvering shall only be permitted within the frontage of a common area lot.

9.11..... SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.12 ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

9.13 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.14 HEIGHT REGULATIONS

For Tract 1, the maximum height shall conform to the R-1 Single-Family Residential District height regulations. For Tract 2, the maximum height shall be 2-1/2 stories and 35 feet. For Tract 3, the maximum height shall conform to the R-4 General Residential District height regulations, up to a maximum of 45 feet and 3 stories.

9.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. If tracts 2 & 3 are developed as a single lot multifamily development, then no internal building setbacks shall be required, except as required by the building and fire code.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.17..... COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

Useable open space or amenities shall be located within 1320' walkable distance, along sidewalks or trails, from every dwelling unit within the PUD.

9.18..... SPECIFIC PLAN

A specific plan shall be required for new development requiring commercial building permits.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A – Legal Descriptions
- Exhibit B – Master Development Plan
- Exhibit C – Topographic Map
- Exhibit D – Illustrative Master Plan

PUD-2140 Exhibit A - LEGAL DESCRIPTION (OVERALL)

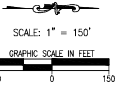
A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows: COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; Thence S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; Thence continuing S89°59'23"W along said South line a distance of 961.54 feet; Thence N00°03'04"W a distance of 754.91 feet; Thence S89°56'56"W a distance of 55.00 feet; Thence N00°03'04"W a distance of 200.00 feet; Thence N89°56'56"E a distance of 20.00 feet; Thence N00°03'04"W a distance of 1,703.49 feet; Thence S89°59'26"E a distance of 14.62 feet; Thence N00°03'14"E a distance of 98.08 feet; Thence N04°31'01"E a distance of 501.89 feet; Thence N20°56'10"E a distance of 50.89 feet; Thence S89°56'14"E a distance of 1,495.12 feet; Thence N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; Thence 39.06 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 38.37 feet which bears N18°48'35"W to a point of reverse curvature; Thence 159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; Thence N17°03'11"W a distance of 35.36 feet; Thence S62°03'11"E a distance of 130.00 feet; Thence S00°09'35"E a distance of 1544.48 feet; Thence S00°10'23"E a distance of 1,328.95 feet; Thence S89°59'56"W a distance of 658.46 feet; Thence S00°10'25"E a distance of 1,328.97 feet to the POINT OF BEGINNING. Said tract contains 4,615,636 Sq Ft or 105.96 Acres, more or less.

PUD-2140 Exhibit A – LEGAL DESCRIPTION (TRACTS)

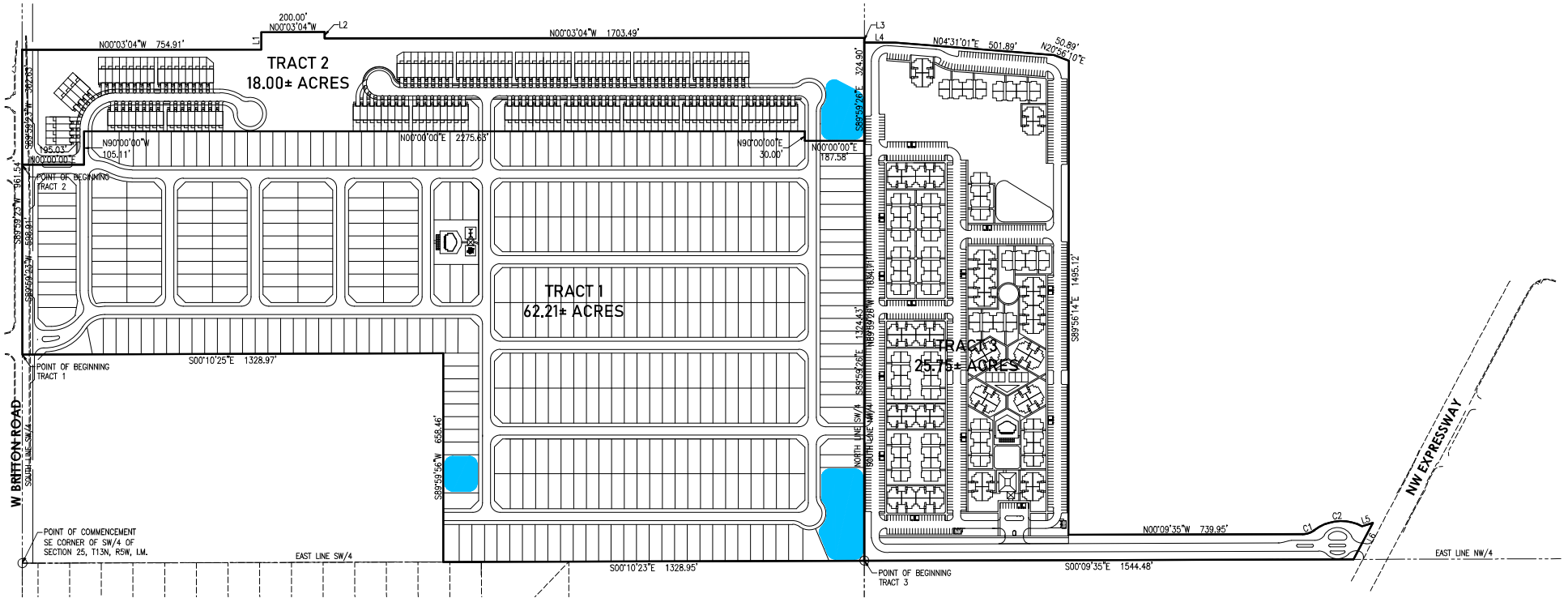
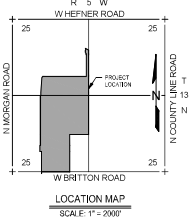
TRACT 1: A tract of land situated within the Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows: COMMENCING at the Southeast corner of said SW/4; thence S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; thence continuing S89°59'23"W with said South line a distance of 598.91 feet; thence N00°00'00"E a distance of 195.03 feet; thence N90°00'00"W a distance of 105.11 feet; thence N00°00'00"E a distance of 2275.63 feet; thence N90°00'00"E a distance of 30.00 feet; thence N00°00'00"W a distance of 187.58 feet; thence S89°59'26"E a distance of 1324.43 feet; thence S00°10'23"E a distance of 1328.95 feet; thence S89°59'56"W a distance of 658.46 feet; thence S00°10'25"E a distance of 1328.97 feet to the POINT OF BEGINNING. Said tract contains 2,709,648 Sq Ft or 62.205 Acres, more or less.

TRACT 2: A tract of land situated within the Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows: COMMENCING at the Southeast corner of said SW/4; thence S89°59'23"W with the South line of said SW/4 a distance of 1257.17 feet to the POINT OF BEGINNING; thence continuing S89°59'23"W with said South line a distance of 362.63 feet; thence N00°03'04"W a distance of 754.91 feet; thence S89°56'56"W a distance of 55.00 feet; thence N00°03'04"W a distance of 200.00 feet; thence N89°56'56"E a distance of 20.00 feet; thence N00°03'04"W a distance of 1703.49 feet; thence S89°59'26"E a distance of 324.90 feet; thence S00°00'00"E a distance of 187.58 feet; thence N90°00'00"W a distance of 30.00 feet; thence S00°00'00"W a distance of 2275.63 feet; thence N90°00'00"E a distance of 105.11 feet; thence S00°00'00"W a distance of 195.03 feet to the POINT OF BEGINNING. Said tract contains 784,483 Sq Ft or 18.00 Acres, more or less.

TRACT 3: A tract of land situated within the Northwest Quarter (NW/) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows: COMMENCING at the Northeast corner of said NW/4; thence S00°09'35"E with the East line of said NW/4 a distance of 1112.65 feet to the POINT OF BEGINNING; thence continuing S00°09'35"E with said East line a distance of 1544.48 feet; thence N89°59'26"W a distance of 1634.71 feet; thence N00°03'14"E a distance of 98.08 feet; thence N04°31'01"E a distance of 501.89 feet; thence N20°56'10"E a distance of 50.89 feet; thence S89°56'14"E a distance of 1495.12 feet; thence N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; thence 39.06 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 38.37 feet which bears N18°48'35"W to a point of reverse curvature; thence 159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; thence N17°03'11"W a distance of 35.36 feet; thence S62°03'11"E a distance of 130.00 feet to the POINT OF BEGINNING. Said tract contains 1,121,504 Sq Ft or 25.75 Acres, more or less.



MASTER DEVELOPMENT PLAN
OF
BRITTON ROAD & MORGAN ROAD
A PART OF THE W/2 OF SECTION 25, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows:
COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; thence
S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; thence continuing
S89°59'23"W along said South line a distance of 961.54 feet; thence
N00°03'04"W a distance of 754.91 feet; thence
S89°56'56"W a distance of 55.00 feet; thence
N00°03'04"W a distance of 200.00 feet; thence
N89°56'56"E a distance of 20.00 feet; thence
N00°03'04"W a distance of 1703.49 feet; thence
S89°59'23"E a distance of 14.62 feet; thence
N00°03'14"E a distance of 98.08 feet; thence
N04°31'01"E a distance of 501.89 feet; thence
N02°56'10"E a distance of 50.89 feet; thence
S89°56'14"E a distance of 1466.12 feet; thence
N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; thence

39.08 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 35.37 feet which bears N16°48'30"W to a point of reverse curvature; thence
159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; thence
N17°03'11"W a distance of 55.98 feet; thence
S62°03'11"E a distance of 130.00 feet; thence
S00°09'35"E a distance of 1544.48 feet; thence
S00°10'23"E a distance of 1328.95 feet; thence
S89°59'56"W a distance of 658.46 feet; thence
S00°10'23"E a distance of 1328.97 feet to the POINT OF BEGINNING.
Said tract contains 4,615,636 Sq Ft or 105.96 Acres, more or less.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.00'	S89°56'56"W
L2	20.00'	N89°56'56"E
L3	14.62'	S89°59'23"E
L4	98.08'	N00°03'14"E
L5	35.36'	N17°03'11"W
L6	130.00'	S62°03'11"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.08'	60.00'	33°18'00"	N16°48'30"W	35.37'
C2	159.82'	140.00'	36°54'24"	N04°45'23"W	151.28'

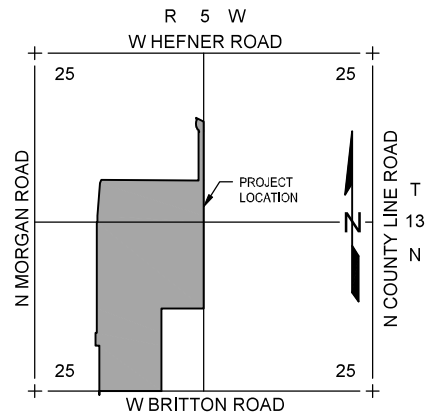
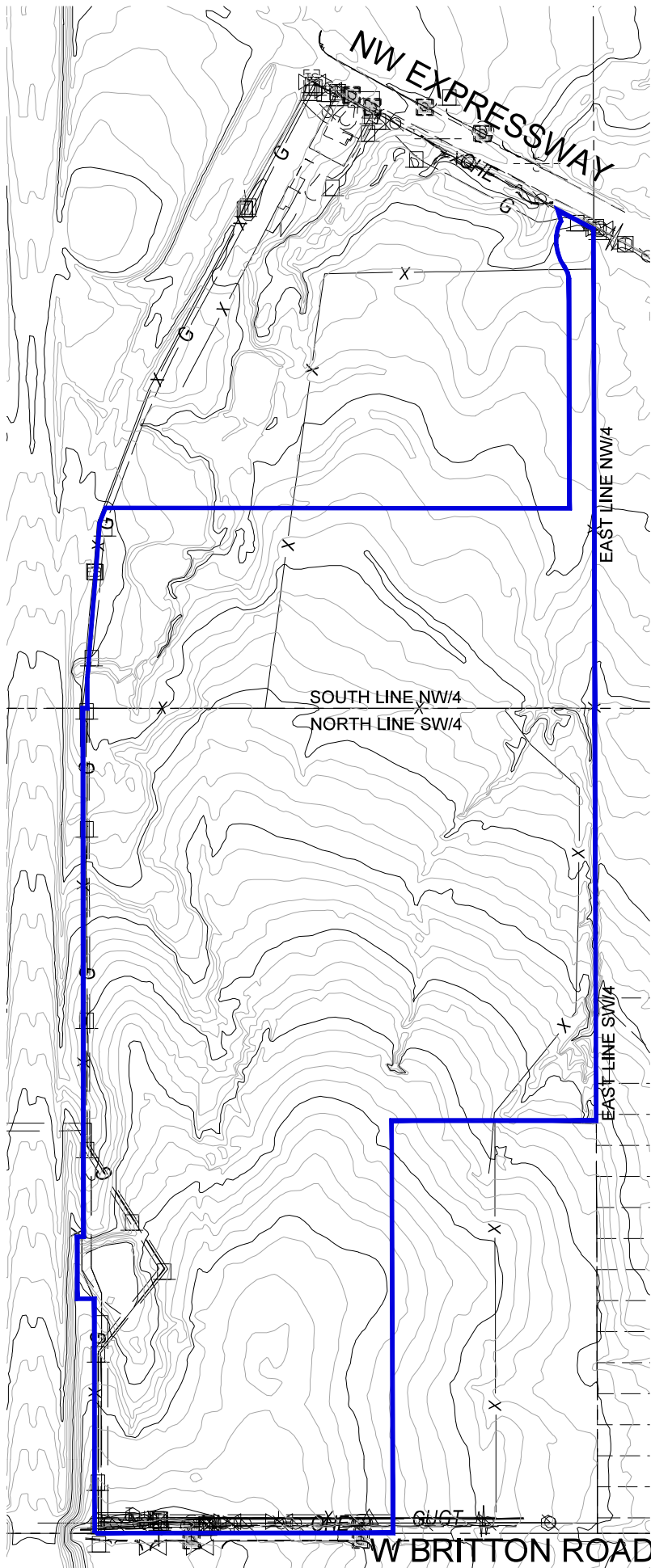
PUD-2140 Exhibit B

PRELIMINARY PLAT
BRITTON ROAD & MORGAN ROAD

300 Pioneer Parkway, Suite 100
Tulsa, Oklahoma 74109

 **Crafton Tull**
architectural engineering surveying
400 N. 10th Street, Suite 100
Tulsa, Oklahoma 74103
www.craftontull.com

SHEET NO.: 1 of 1
DATE: 04/01/26
PROJECT NO.: 1111100



LOCATION MAP
SCALE: 1" = 3000'



SCALE: 1" = 500'

PUD-2140 Exhibit C

ATTACHMENT C

TOPOGRAPHIC MAP - BRITTON ROAD & MORGAN ROAD

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

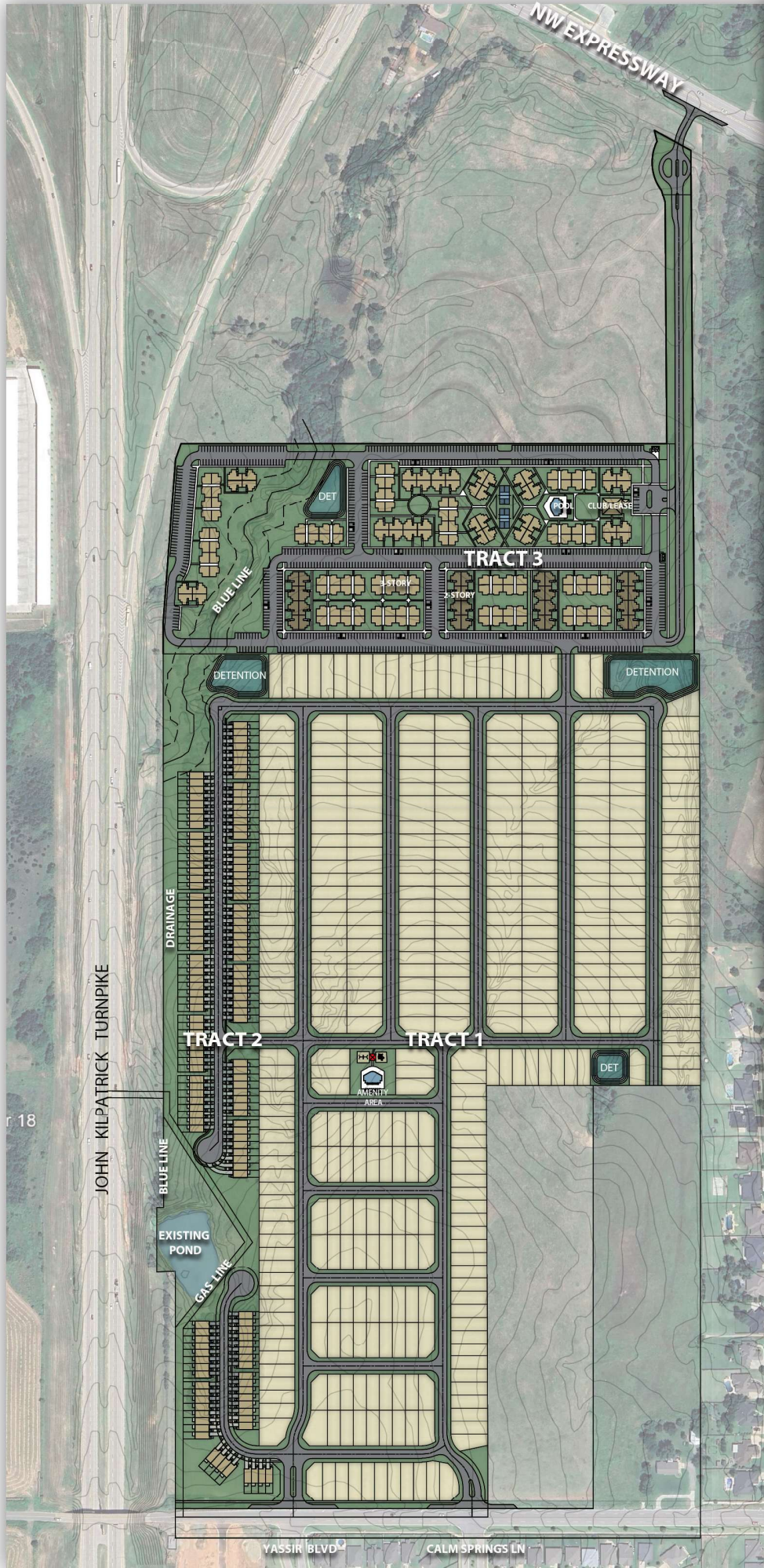


Crafton Tull
architecture | engineering | surveying

405.787.6270 f 405.787.6276 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1
DATE: 03/27/26
PROJECT NO.: 1111100



SUMMARY

TRACT 1

40 X 110 FT LOTS: 426

TRACT 2

TH BUILDINGS: 18
TOWNHOME LOTS: 144

TRACT 1 AND 2

SITE AREA: ~ 80.21 ACRES

TOTAL LOTS: 570
DENSITY: ~ 7.10 LOTS/ACRE

TRACT 3

MULTI-FAMILY
SITE AREA: ~ 25.72 ACRES

UNITS: 520
DENSITY: ~20.22 UNITS/ACRE

BUILDINGS:
15 - 3 - STORY - 24 UNIT BLDG: 360
6 - 2 - STORY - 16 UNIT BLDG: 96
8 - 2 - STORY - 8 UNIT BLDG: 64
TOTAL UNITS: 520

PARKING: 934 (1.79 SPACES / UNIT)

BRITTON RD
&
KILPATRICK TURNPIKE

CANADIAN COUNTY,
OKLAHOMA CITY, OK

MARCH, 2026



GRAPHIC SCALE IN FEET



Crafton Tull
architecture | engineering | surveying

CASE NUMBER: PUD-2140

This notice is to inform you that **Kendall W. Dillon, PE, Crafton Tull and Associates and David M. Box, Box Law Group, PLLC on behalf of Premium Land, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2140 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 29, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows: COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; Thence S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; Thence continuing S89°59'23"W along said South line a distance of 961.54 feet; Thence N00°03'04"W a distance of 754.91 feet; Thence S89°56'56"W a distance of 55.00 feet; Thence N00°03'04"W a distance of 200.00 feet; Thence N89°56'56"E a distance of 20.00 feet; Thence N00°03'04"W a distance of 1,703.49 feet; Thence S89°59'26"E a distance of 14.62 feet; Thence N00°03'14"E a distance of 98.08 feet; Thence N04°31'01"E a distance of 501.89 feet; Thence N20°56'10"E a distance of 50.89 feet; Thence S89°56'14"E a distance of 1,495.12 feet; Thence N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; Thence 39.06 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 38.37 feet which bears N18°48'35"W to a point of reverse curvature; Thence 159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; Thence N17°03'11"W a distance of 35.36 feet; Thence S62°03'11"E a distance of 130.00 feet; Thence S00°09'35"E a distance of 1,544.48 feet; Thence S00°10'23"E a distance of 1,328.95 feet; Thence S89°59'56"W a distance of 658.46 feet; Thence S00°10'25"E a distance of 1,328.97 feet to the POINT OF BEGINNING.

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

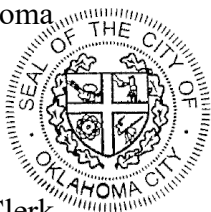
You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 1st day of September 2026.

SEAL

Amy K. Simpson

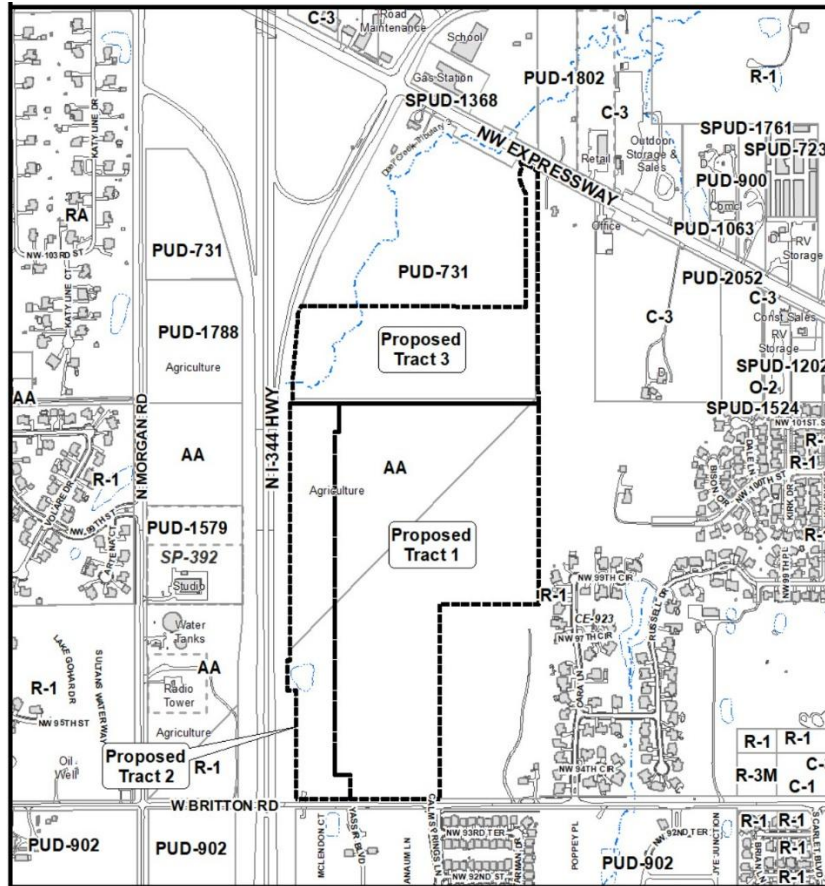


Amy K. Simpson, City Clerk

CASE NUMBER: PUD-2140

TO: PUD-2140 Planned Unit Development District

ADDRESS OF PROPERTY: 9601 West Britton Road



BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

Should you have any questions or concerns regarding this application please call:

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2140

LOCATION: 9601 West Britton Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2140 Planned Unit Development District from AA Agricultural, R-1 Single-Family Residential, and PUD-731 Planned Unit Development Districts. A public hearing will be held by the City Council on September 29, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows: COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; Thence S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; Thence continuing S89°59'23"W along said South line a distance of 961.54 feet; Thence N00°03'04"W a distance of 754.91 feet; Thence S89°56'56"W a distance of 55.00 feet; Thence N00°03'04"W a distance of 200.00 feet; Thence N89°56'56"E a distance of 20.00 feet; Thence N00°03'04"W a distance of 1,703.49 feet; Thence S89°59'26"E a distance of 14.62 feet; Thence N00°03'14"E a distance of 98.08 feet; Thence N04°31'01"E a distance of 501.89 feet; Thence N20°56'10"E a distance of 50.89 feet; Thence S89°56'14"E a distance of 1,495.12 feet; Thence N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; Thence 39.06 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 38.37 feet which bears N18°48'35"W to a point of reverse curvature; Thence 159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; Thence N17°03'11"W a distance of 35.36 feet; Thence S62°03'11"E a distance of 130.00 feet; Thence S00°09'35"E a distance of 1,544.48 feet; Thence S00°10'23"E a distance of 1,328.95 feet; Thence S89°59'56"W a distance of 658.46 feet; Thence S00°10'25"E a distance of 1,328.97 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow single-family residential development on minimum 4,400 square foot lots (Tract 1), townhomes (Tract 2), and multi-family residential (Tract 3).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **Tract 1 "R-1" Single-Family Residential District, Tract 2 "R-4" General Residential District and Tract 3 "R-4" General Residential District** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make

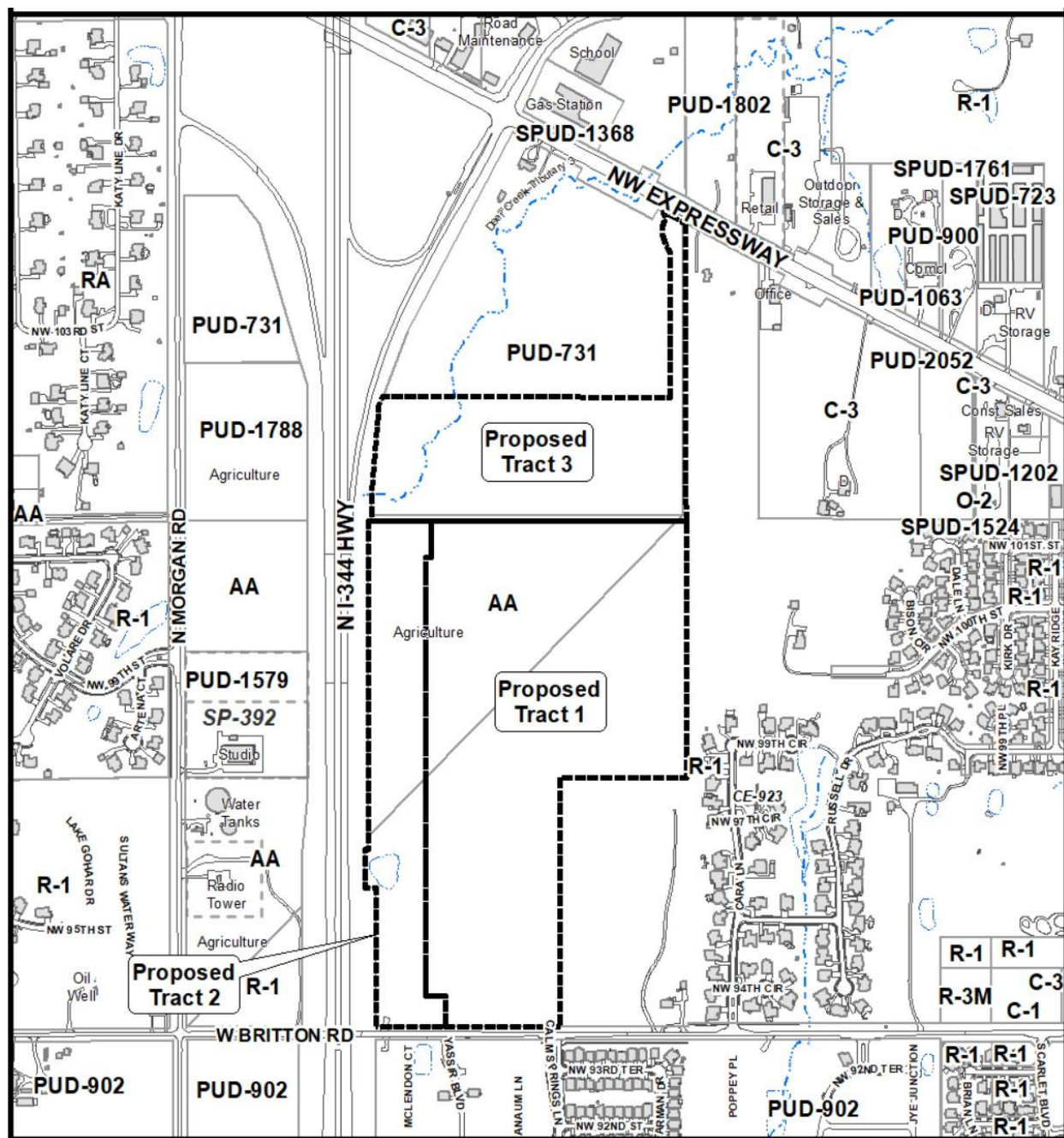
legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 1st day of September 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
August 13, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:38 a.m. on August 10, 2026)

16. (PUD-2140) Application by Premium Land, LLC, to rezone 9601 West Britton Road from AA Agricultural, R-1 Single-Family Residential, and PUD-731 Planned Unit Development Districts to PUD-2140 Planned Unit Development District. Ward 1.

Amended Technical Evaluation:

1. Modify Access to specify that at least one public street will provide a connection between NW Expressway and Britton Road, accessible by all tracts.
2. A minimum of one street stub will be provided to the land abutting the southeast boundary of the PUD.
3. A minimum of 50% of the lots within Tract 1 shall be a minimum of 5,500 square feet.
4. Remove the last sentence from Section 9.17. "A minimum of 50% open space shall be provided."
5. Delete EIFS as an allowed building material in all tracts.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY NEWMAN

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE, PEVER



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 13, 2026

Item No. IV. 16.

(PUD-2140) Application by Premium Land, LLC, to rezone 9601 West Britton Road from AA Agricultural, R-1 Single-Family Residential, and PUD-731 Planned Unit Development Districts to PUD-2140 Planned Unit Development District. Ward 1.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group
405-652-1411

2. Case History

This is a new application. This application was deferred from the July 23, 2026, Planning Commission hearing.

This application is associated with CPA-26-00007, a request to amend the comprehensive plan by removing the 'Employment' Layer.

3. Reason for Request

The purpose of this application is to allow single-family residential development on minimum 4,400 square foot lots (Tract 1), townhomes (Tract 2), and multi-family residential (Tract 3).

B. EXISTING CONDITIONS

1. Size of Site: 105.93 Acres

2. School District: Yukon

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA, R-1 PUD-731	PUD-731	R-1	PUD-902	ROW
Land Use	Undeveloped	Undeveloped	Residential Undeveloped	Residential	N I-344 HWY

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Employment (EM)

The Employment layer reserves priority areas within the city for large industrial and business development essential for Oklahoma City’s economic stability and future growth. The EM designation provides a competitive advantage for attracting new companies and retaining existing companies that need to expand. This designation maintains large acreages (typically 25 acres or above) to maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange. Appropriate uses within EM include those that generate employment, such as manufacturing, office parks, and office/industrial flex space uses as well as industrial uses such as warehousing or distribution.

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

Tract 1

The use and development regulations of the **“R-1” Single-Family Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein. This tract allows for only single family residential.

Tract 2

The use and development regulations of the **“R-4” General Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where Tract 2 shall be limited to Townhomes units with a maximum density of 10 dwelling units per acre.

Tract 3

The use and development regulations of the **“R-4” General Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein. Tract 3 shall be limited to a maximum density of 21 dwelling units per acre.

9.0 SPECIAL CONDITIONS

9.1 MODIFIED LOT REQUIREMENTS

The following special conditions shall be made a part of this PUD:

Tract 1:

Minimum lot size: 4,400 square feet

Minimum lot width at the platted front building line: 40 feet

Minimum front yard building line: 15 feet, 20 feet for garage.

Lot Coverage: 65% of the lot area.

Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

The tract boundaries for Tract 1 shall be allowed to change up to 15%

The required recreational common area in Tract 1 shall be 143 square feet per dwelling unit.

Tract 2:

Maximum number of units per building / structure: Eight (8)

Minimum lot width: 22 feet

Minimum lot size: 950 square feet

Minimum front yard building line: 10 feet, 20 feet for garage.

Minimum rear yard building line: 10 feet

Maximum Height: 2-1/2 Stories or 35 feet

The tract boundaries for Tract 2 shall be allowed to change up to 15%

The required recreational common area in Tract 2 shall be 143 square feet per dwelling unit.

Tract 3:

Maximum number of units per building / structure: Twenty-Four (24)

Maximum number of buildings: 30

The tract boundaries for Tract 3 shall be allowed to change up to 15%

Minimum Usable Open Space required within Tract 3: 10%

9.2 FAÇADE REGULATIONS

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock, cement fiber board or stone masonry. No more than 40% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

9.3 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except for Single Family Residential 8200.14, there shall be two trees planted per lot, with one tree required to be planted between the residence and curb. A thirty-foot (30') landscape buffer shall be required where adjacent to

existing residential structures to the east. Within said landscape buffer, existing healthy, mature trees shall be preserved to the greatest extent possible.

9.4 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.5 SCREENING REGULATIONS

Screening shall conform with the Oklahoma City Municipal Code, 2020, as amended. A sight-proof screen shall be placed on the west side of the landscape buffer as defined in Section 9.3.

9.6 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.7 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access may be via a private drive, provided drive aisle widths and paving standards conform to City standards. Northwest Expressway and Britton Road will provide access to this PUD. Pedestrian access shall be provided between Tracts 1, 2, and 3.

9.9 DUMPSTER REGULATIONS

Dumpsters may be utilized in this PUD and shall be operated in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

Dumpsters shall be per Code and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to Single-Family Residential zoning districts or use.

9.10 PARKING REGULATIONS

The design and number of all parking facilities within this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. All required parking spaces shall be located on private property. On-Street maneuvering into parking spaces

shall be permitted. The location of the On-Street maneuvering shall only be permitted within the frontage of a common area lot.

9.11 SIGNAGE REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

9.12 ROOFING REGULATIONS

Roofing for all structures shall conform to adopted building code at the time of development.

9.13 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along the arterial street. Six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb. Sidewalks along the interior streets shall be four feet in width. All sidewalks shall be subject to the policies and procedures of the Public Works Department and ADA requirements.

9.14 HEIGHT REGULATIONS

For Tract 1, the maximum height shall conform to the R-1 Single-Family Residential District height regulations. For Tract 2, the maximum height shall be 2-1/2 stories and 35 feet. For Tract 3, the maximum height shall conform to the R-4 General Residential District height regulations, up to a maximum of 45 feet and 3 stories.

9.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. If tracts 2 & 3 are developed as a single lot multifamily development, then no internal building setbacks shall be required, except as required by the building and fire code.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.17 COMMON AREAS

Maintenance of the common areas, private drainage easements, private drives and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common

areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above. A minimum of 50% open space shall be provided.

Useable open space or amenities shall be located within 1320' walkable distance, along sidewalks or trails, from every dwelling unit within the PUD.

9.18 SPECIFIC PLAN

A specific plan shall be required for new development requiring commercial building permits.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A – Legal Descriptions
Exhibit B – Master Development Plan
Exhibit C – Topographic Map
Exhibit D – Illustrative Master Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. Fire (OCFD): No objection.

2. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff

exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- 5) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 6) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 7) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 8) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 9) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks

shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

10) All private roads and streets shall have a private storm sewer system.

3. Utilities Department:

a. Solid Waste Management:

- 1) Tract 1 - The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.
- 2) Tract 2 - The City cannot provide service, contact private hauler.
- 3) Tract 3 - The City cannot provide service, contact private hauler.

b. Water Availability:

- 1) An existing 16-inch/42-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.

- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.

c. Wastewater Availability:

- 1) An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

4. Planning Department:

a. Comprehensive Plan Considerations

*The subject site is within the Urban Low Intensity (UL) LUTA, and in an area where the Employment (EM) Layer applies. An application to amend plan **okc** and lift the EM layer is associated with this request (CPA-26-00007). Policies for each are listed below.*

1) LUTA Development Policies:

Site Design:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges. (UL)
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands. (UL)
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems. (UL)
- Ensure development adjacent to Employment Reserve areas is compatible and will not compromise viability of employment lands. (EM)

The multi-tract PUD is proposed to allow residential development in accordance with the R-1 and R-4 Districts. Tract 1 (R-1 base) is proposed for single-family residential development. Tract 2 (R-4 base) is for townhome development. Tract 3 (R-4 base) is proposed for apartment buildings. The conceptual plan for the development illustrates Tract 1 would be located on the central portion of the site, Tract 2 would be located on the west, adjacent to Interstate 344 (John Kilpatrick Turnpike), and Tract 3 would be located at the northern portion of the site. Riparian area is present on the subject site in the form of a small stream which is located on the northwest portion of the site. Floodplain is not present. The conceptual plan for the development illustrates a buffer around the stream; however, the Master Design Statement does not address the stream / riparian area. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on or near the site. The subject site is within the Urban Low Intensity (UL) LUTA, and in an area where the Employment (EM) Layer applies. An application to amend planokc and lift the EM layer is associated with this request (CPA-26-00007). A previous application to remove the EM Layer from the abutting land to the east was approved by Planning Commission on June 25, 2026. The land adjacent to the subject site on the north/northeast would remain within the Employment (EM) Layer.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates. (UL)
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments. (UL)

The subject site is located along the north side of West Britton Road, with additional frontage along NW Expressway. West Britton Road and NW Expressway are arterial streets. The site abuts Interstate 344 (John Kilpatrick Turnpike). The nearest access point for Interstate 344 is northwest of the site, near NW Expressway. The multi-tract PUD is proposed to allow a mixture of housing types within separate tracts. Tract 2 is limited to townhomes and Tract 3 proposes all residential uses and is

specifically requested for multi-family development in accordance with the base R-4 District.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The multi-tract PUD is proposed to allow residential development in accordance with the R-1 and R-4 Districts. Tract 1 (R-1) contains 62.21 acres and is designated for single-family residential development with a minimum lot size of 4,400 square feet and a maximum lot coverage of 65 percent. The conceptual plan indicates 426 lots within Tract 1, or 6.85 du/acre.*

Tract 2 (R-4) contains 18 acres and is designated for townhome development with a minimum lot size of 950 square feet. The maximum number of units allowed per building / structure within Tract 2 is 8. The conceptual plan indicates 144 lots/units. The PUD allows up to a maximum of 10 du/acre within Tract 2.

Tract 3 (R-4) contains 25.72 acres and is designated for apartments. The maximum number of units per building / structure within Tract 3 is 24, and a maximum of 30 buildings would be permitted up to a maximum of 21 du/acre. The conceptual plan indicates 520 total units within Tract 3, or 20.22 du/acre.

The estimated 1,090 dwelling units across the entirety of the 105.93-acre site would provide a gross density of 10.29 du/acre.

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system. (UL)
- Limit number of dead-end streets and cul-de-sacs. (UL)
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points. (UL)
- Development fronting arterials should take access from intersecting streets where possible. (UL)
- Primary entrance points should be aligned with access points immediately across the street. (UL)
- Provide vehicular connectivity between adjacent developments. (UL)
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart. (UL)

The subject site is located along the north side of West Britton Road, with additional frontage along NW Expressway. West Britton Road and NW Expressway are arterial streets. The site abuts Interstate 344 (John Kilpatrick Turnpike). The nearest access point for Interstate 344 is northwest of the site, near NW Expressway. The subject site does not currently have improved access. The Master Design Statement specifies that access shall be in accordance with Subdivision Regulations. Additional language is provided that if the site is developed with multi-family residential development on one parcel, access may be permitted via a private drive, provided drive aisle widths and paving standards conform to City standards. Access is proposed along West Britton Road and NW Expressway. The conceptual plan for

the development illustrates two access points along West Britton Road and one access point along NW Expressway. Connections between tracts, and a stub to the southeast are shown.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development. (UL / EM)

Sidewalks are not currently available on the subject site. The Master Design Statement requires sidewalks along West Britton Road and NW Expressway and internally within the development. Sidewalks shall be subject to the policies and procedures of Code and ADA requirements.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed development adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The multi-tract PUD is proposed to allow residential development in accordance with the R-1 and R-4 Districts. The site abuts R-1 zoning along the entirety of the eastern boundary. A portion of Tract 1 abuts three lots within a developed single-family residential neighborhood to the east. Abutting lots are sized from roughly 20,573 to 34,284 feet. A 30-foot landscape buffer is required adjacent to existing residential structures to the east, and within this area existing healthy, mature trees are required to be preserved to the greatest extent possible. Sight-proof screening is required along the west side of the provided landscape buffer.*

Tract 1 allows a minimum lot size of 4,400 square feet, a minimum lot width of 40 feet, and a maximum lot coverage of 65%. The minimum front setback is proposed at 15 feet, and 20 feet for garages. A maximum driveway width of 18 feet is proposed for single-family residential development on 40-foot-wide lots. The base R-1 District regulations are proposed for maximum building height.

Tract 2 allows a minimum lot size of 950 square feet and a minimum lot width of 22 feet. The minimum front setback is proposed at 10 feet, and 20 feet for garages. The rear setback is proposed at 10 feet. The maximum building height requested within Tract 2 is 2½ stories or 35 feet.

Tracts 1 and 2 require 143 feet of recreational common area per dwelling unit.

Tract 3 maintains the bulk regulations of the base R-4 District related to building scale and site design, aside from provided language that the maximum building

height allowed is 45 feet and 3 stories, and a minimum of 10% usable open space is required within Tract 3.

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site spans from West Britton Road to NW Expressway, with access proposed to both streets. West Britton Road and NW Expressway are arterial streets. The site abuts Interstate 344 (John Kilpatrick Turnpike), limiting connections to the west. The nearest access point for Interstate 344 is northwest of the site, near NW Expressway. The MDS should require a public street that provides access for all tracts to both NW Expressway and Britton. Additionally, a new preliminary plat for the undeveloped R-1 zoned land to the east (at Britton Rd) has been filed (C-7829, Keystone Place) and will be considered by the Planning Commission at an upcoming meeting. The developers of both subdivisions should work together to align street stubs.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of a small stream which is located on the northwest portion of the site. Floodplain is not present. The conceptual plan for the development illustrates a buffer around the stream; however, the Master Design Statement does not address the stream / riparian area. Plan conformance would be strengthened by adding language to the Master Design Statement to specify all structures and impervious paving would be located at least 100 feet from the stream bank. National, state, and local permitting require basic best management practices for stormwater management.*

5) Transportation System: The subject site is located along the north side of West Britton Road, a Minor Arterial Street, with additional frontage along NW Expressway, a Major Arterial Street. The site abuts Interstate 344 (John Kilpatrick Turnpike). The nearest access point for Interstate 344 is northwest of the site, near NW Expressway. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, West Britton Road had 3,388 average daily trips, with a capacity of 10,000 and NW Expressway had 12,907 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes,

generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located along the north side of West Britton Road, with additional frontage along NW Expressway. The site abuts Interstate 344 (John Kilpatrick Turnpike). The nearest access point for Interstate 344 is northwest of the site, near NW Expressway. The site is currently undeveloped and zoned as a combination of R-1, AA, and PUD-731. Land to the north and northwest of the subject site is also zoned as part of PUD-731, which was approved in 2000 for office and commercial uses. The site abuts R-1 zoning along the entirety of the eastern boundary. A portion of Tract 1 abuts three lots within a developed single-family residential neighborhood to the east. Abutting lots

are sized from roughly 20,573 to 34,284 feet. A 30-foot landscape buffer is required adjacent to existing residential structures to the east, and within this area existing healthy, mature trees are required to be preserved to the greatest extent possible. Sight-proof screening is required along the west side of the provided landscape buffer. Across West Britton Road, to the south, are single-family residences zoned as part of PUD-902. Southwest of the site, along Interstate 344 (John Kilpatrick Turnpike) is land included in PUD-902 that was platted as Britton Place (C-7629) in 2024 to allow duplexes.

The subject site is within the Urban Low Intensity (UL) LUTA, and in an area where the Employment (EM) Layer applies. An application to amend planokc and lift the EM layer is associated with this request (CPA-26-00007).

The multi-tract PUD is proposed to allow residential development in accordance with the R-1 and R-4 Districts. Tract 1 (R-1) is proposed for single-family residential development. Tract 2 (R-4) is for townhome development. Tract 3 (R-4) is proposed for apartment buildings. The conceptual plan for the development illustrates Tract 1 would be located on the central portion of the site, Tract 2 would be located on the west, adjacent to Interstate 344 (John Kilpatrick Turnpike), and Tract 3 would be located at the northern portion of the site.

Tract 1 (R-1) contains 62.21 acres and is designated for single-family residential development. The conceptual plan indicates 426 lots within Tract 1, or 6.85 du/acre. Tract 1 allows a minimum lot size of 4,400 square feet, a minimum lot width of 40 feet, and a maximum lot coverage of 65%. The minimum front setback is proposed at 15 feet, and 20 feet for garages. A maximum driveway width of 18 feet is proposed for single-family residential development on 40-foot-wide lots. The base R-1 District regulations are proposed for maximum building height.

Tract 2 (R-4) contains 18 acres and is designated for multi-family, townhome development. The maximum number of units allowed per building / structure within Tract 2 is 8. The conceptual plan indicates 18 townhome buildings within Tract 2, totaling 144 lots, or 8 du/acre. Tract 2 allows a minimum lot size of 950 square feet and a minimum lot width of 22 feet. The minimum front setback is proposed at 10 feet, and 20 feet for garages. The rear setback is proposed at 10 feet. The maximum building height requested within Tract 2 is 2½ stories or 35 feet.

Tracts 1 and 2 require 143 feet of recreational common area per dwelling unit.

Tract 3 (R-4) contains 25.72 acres and is designated for apartments. The maximum number of units per building / structure within Tract 3 is 24, and a maximum of 30 buildings would be permitted. The conceptual plan indicates 520 total units within Tract 3, or 20.22 du/acre. Tract 3 maintains the bulk regulations of the base R-4 District related to building scale and site design, aside from provided language that the maximum building height allowed is 45 feet and 3 stories, and a minimum of 10% usable open space is required within Tract 3.

The proposed 1,090 dwelling units across the entirety of the 105.93-acre site would provide a density of 10.29 du/acre. Additional language that encompasses the entirety

of the site is provided that a minimum of 50% open space shall be provided and useable open space or amenities shall be located within 1320 feet walkable distance, along sidewalks or trails, from every dwelling unit within the PUD boundary.

Riparian area is present on the subject site in the form of a small stream which is located on the northwest portion of the site. Floodplain is not present. National, state, and local permitting require basic best management practices for stormwater management.

Given the lack of possible vehicular connections to the west and east, the PUD should specify that a least one public street will connect all tracts to both NW Expressway and Britton Road. Additionally, a new preliminary plat for the undeveloped R-1 zoned land to the east (at Britton Rd) has been filed (C-7829, Keystone Place) and will be considered by the Planning Commission at an upcoming meeting. The developers of both subdivisions should work together to align street stubs.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

If CPA-26-00007 is denied, denial of the application.

If CPA-26-00007 is approved, approval of the application subject to the following Technical Evaluations:

1. Modify Access to specify that a least one public street will provide a connection between NW Expressway and Britton Road, accessible by all tracts.
2. A minimum of one street stub will be provided to the land abutting the southeast boundary of the PUD.

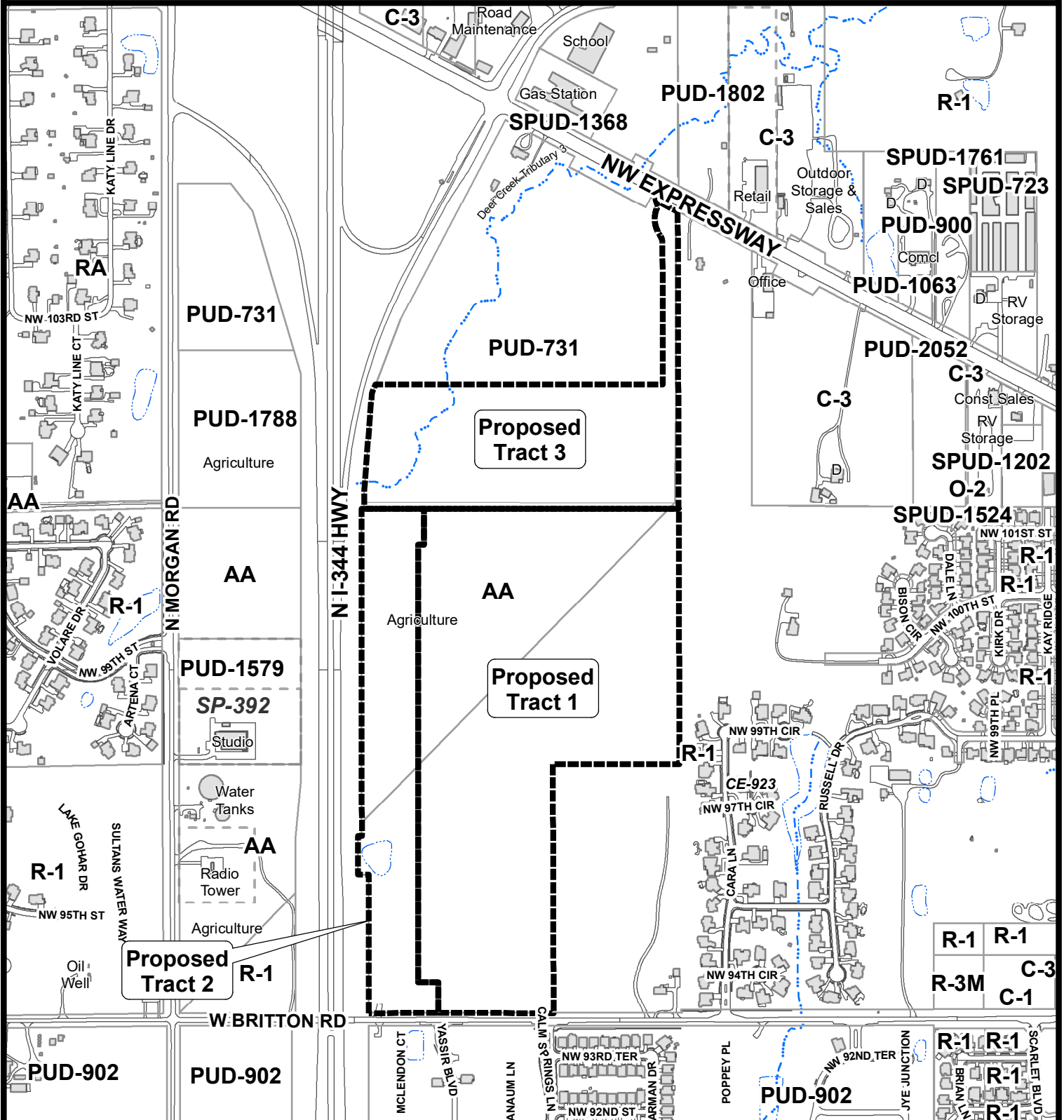
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

gjh

Applicant: Premium Land, LLC

Existing Zoning: AA / R-1 / PUD-731

Location: 9601 W. Britton Rd.

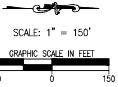


The City of
OKLAHOMA CITY

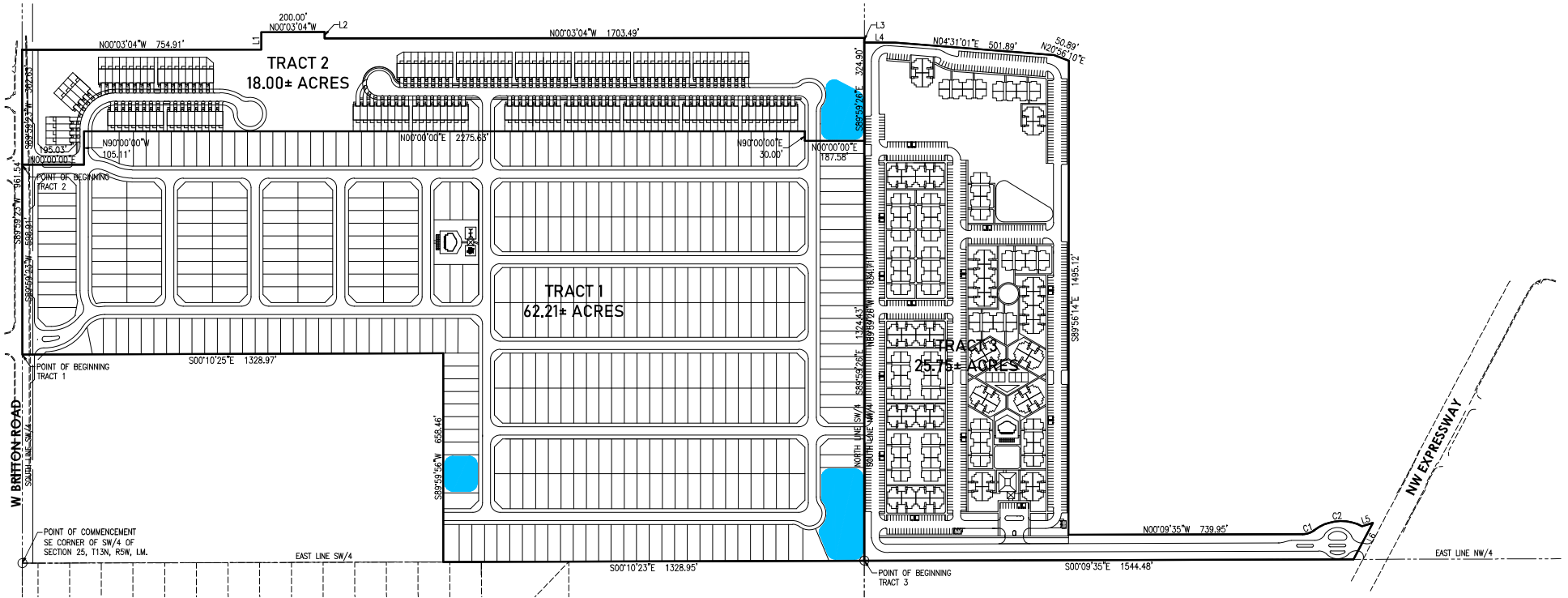
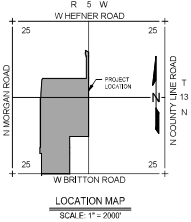
Planned Unit Development



0 350 700 Feet



MASTER DEVELOPMENT PLAN
OF
BRITTON ROAD & MORGAN ROAD
A PART OF THE W/2 OF SECTION 25, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situated within the West Half (W/2) of Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma more particularly described as follows:
COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of said W/2; thence
S89°59'23"W with the South line of said SW/4 a distance of 658.26 feet to the POINT OF BEGINNING; thence continuing
S89°59'23"W along said South line a distance of 961.54 feet; thence
N00°03'04"W a distance of 754.91 feet; thence
S89°56'56"W a distance of 55.00 feet; thence
N00°03'04"W a distance of 200.00 feet; thence
N89°56'56"E a distance of 20.00 feet; thence
N00°03'04"W a distance of 1703.49 feet; thence
S89°59'23"E a distance of 14.62 feet; thence
N00°03'14"E a distance of 98.08 feet; thence
N04°31'01"E a distance of 501.89 feet; thence
N02°56'10"E a distance of 50.89 feet; thence
S89°56'14"E a distance of 1466.12 feet; thence
N00°09'35"W a distance of 739.95 feet to the beginning of a curve to the left; thence

39.08 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 35.37 feet which bears N16°48'30"W to a point of reverse curvature; thence
159.82 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 151.28 feet which bears N04°45'23"W; thence
N17°03'11"W a distance of 55.98 feet; thence
S62°03'11"E a distance of 130.00 feet; thence
S00°09'35"E a distance of 1544.48 feet; thence
S00°10'23"E a distance of 1328.95 feet; thence
S89°59'56"W a distance of 658.46 feet; thence
S00°10'23"E a distance of 1328.97 feet to the POINT OF BEGINNING.
Said tract contains 4,615,636 Sq Ft or 105.96 Acres, more or less.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.00'	S89° 56' 56"W
L2	20.00'	N89° 56' 56"E
L3	14.62'	S89° 59' 23"E
L4	98.08'	N00° 03' 14"E
L5	35.36'	N17° 03' 11"W
L6	130.00'	S62° 03' 11"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.08'	60.00'	33°18'00"	N16° 48' 30"W	35.37'
C2	159.82'	140.00'	36°54'24"	N04° 45' 23"W	151.28'

PUD-2140 Exhibit B

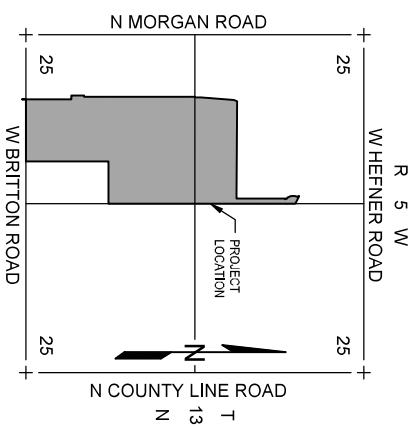
PRELIMINARY PLAT
BRITTON ROAD & MORGAN ROAD

300 Pioneer Parkway, Suite 100
Tulsa, Oklahoma 74109

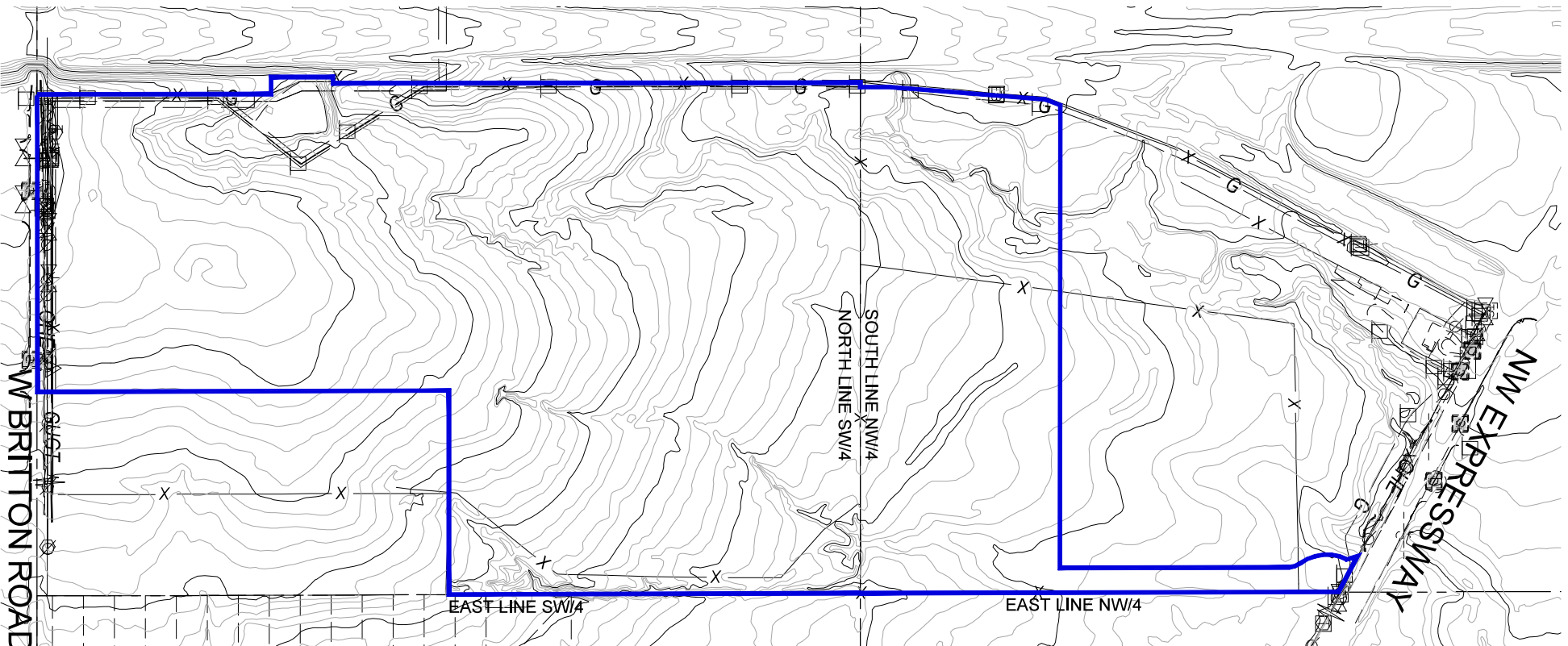
 **Crafton Tull**
architectural engineering surveying
4525 102nd Avenue N • 45250-6511 •
www.craftontull.com

DATE: 04/01/26
PROJECT NO.: 1111100

SHEET NO.: 1 of 1
DATE: 04/01/26
PROJECT NO.: 1111100



SCALE: 1" = 500'



PUD-2140 Exhibit C

ATTACHMENT C

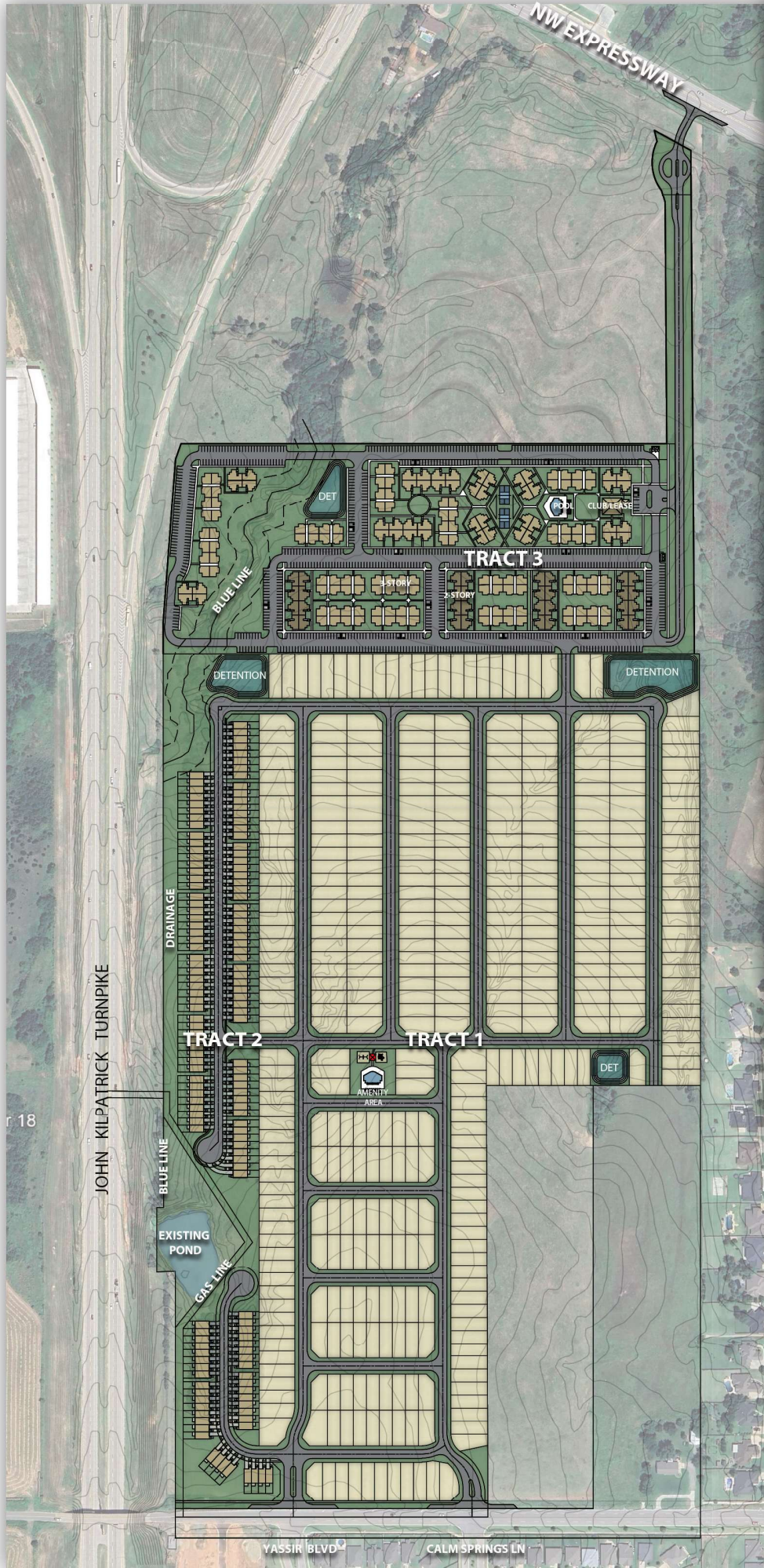
TOPOGRAPHIC MAP - BRITTON ROAD & MORGAN ROAD



Crafton Tull
architectural [engineering] surveying
405.787.6270 | 405.787.6276 f
www.craftontull.com

300 Pointe Parkway Blvd.
Tulsa, Oklahoma 74399

SHEET NO.: 1 of 1
DATE: 03/27/26
PROJECT NO.: 1111100



SUMMARY

TRACT 1

40 X 110 FT LOTS: 426

TRACT 2

TH BUILDINGS: 18
TOWNHOME LOTS: 144

TRACT 1 AND 2

SITE AREA: ~ 80.21 ACRES

TOTAL LOTS: 570
DENSITY: ~ 7.10 LOTS/ACRE

TRACT 3

MULTI-FAMILY
SITE AREA: ~ 25.72 ACRES

UNITS: 520
DENSITY: ~20.22 UNITS/ACRE

BUILDINGS:
15 - 3 - STORY - 24 UNIT BLDG: 360
6 - 2 - STORY - 16 UNIT BLDG: 96
8 - 2 - STORY - 8 UNIT BLDG: 64
TOTAL UNITS: 520

PARKING: 934 (1.79 SPACES / UNIT)

BRITTON RD
&
KILPATRICK TURNPIKE

CANADIAN COUNTY,
OKLAHOMA CITY, OK

MARCH, 2026



GRAPHIC SCALE IN FEET



Crafton Tull
architecture | engineering | surveying

Case No: PUD-2140

Applicant: Premium Land, LLC

Existing Zoning: AA / R-1 / PUD-731

Location: 9601 W. Britton Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 350 700
Feet